



## **INSPECT THE ROOF, SOFFITS, AND FASCIA BOARDS.**

Using binoculars is a safe alternative to climbing a ladder. Check for damage to shingles, nail pops and wood rot.



## **CLEAN YOUR GUTTERS!**

Improperly channeled water can compromise the structural integrity of your property, including the foundation and sheetrock inside. Water damage can quickly lead to mold growth, which is a health hazard.



## **CLEAN UP THE YARD.**

Prune bushes, and trim trees and climbing plants. Thinning dead or overgrown tree branches can prevent catastrophic roof damage in the event of a storm. Don't let weeds, ivy or other plants' roots exploit your foundation or siding. Remove debris from your yard; properties with well-kept lawns are less inviting to thieves and vandals.



## **REPAIR CRACKED, BROKEN OR UNEVEN DRIVEWAYS, WALKWAYS, AND STAIRS.**

The expansion and contraction caused by freezing and thawing can lead to significant damage to exterior walkways. If kept unchecked, these hazards can cause slips and falls.



## **PREVENT BUGS AND RODENTS FROM ENTERING YOUR PROPERTY.**

Seal or caulk cracks, gaps or holes near baseboards, windows and doors. Cable, plumbing and electric service entry points should also have a tight seal. Any hole the size of a dime or larger may allow rodents to squeeze through.



## **WINTERIZE ALL WATER SYSTEMS.**

Drain, disconnect and store garden hoses. Install a faucet cover to help prevent outdoor faucets from freezing. Drain your sprinkler system and swimming pool pump. **Turn off the water and fully drain the plumbing systems of any vacant properties!**



## **INSPECT YOUR SMOKE & CARBON MONOXIDE ALARMS; ONE SHOULD BE INSTALLED ON EACH FLOOR.**

Test alarms monthly. Change the batteries twice a year or more frequently as needed. Ensure tenants do not disconnect or remove the alarms.



## **MAKE SURE YOUR MULTIPURPOSE FIRE EXTINGUISHER IS FULL & PROPERLY PRESSURIZED.**

Store the extinguisher in an accessible location and follow the manufacturer's instructions for routine maintenance.



## **GIVE YOUR FURNACE A TUNE-UP.**

HVAC systems should be checked at least twice a year—before winter or summer arrive. Have the ducts professionally cleaned to prevent fires resulting from dust buildup. Change furnace filters on a monthly basis.



## **HAVE YOUR CHIMNEY PROFESSIONALLY CLEANED AND INSPECTED.**

A \$300 inspection will cost much less than an insurance deductible in the event of a fire. A professional can repair any cracks, remove soot and other buildup, and make sure the flue and gas lines are in good condition.