

Fall & Winter Maintenance

Exterior perimeter of the house:

- Try to avoid any slope or grade that would drain water toward the house.
- Cut back any overgrown tree branches that touch the roof and shrubbery that may touch the siding.
- Verify that there is at least four inches of clearance between the bottom of the siding and the ground.

Window wells or crawlspace vents wells:

- Remove debris and eliminate any earth to wood contact.
- Check and repair any torn screens and bait for rodents in the crawlspace and attics.
- Close crawlspace air vents with Styrofoam panels for the winter months only.

Drainage:

- Clean driveway and stairwells drains on a regular basis.

Roof and Gutters:

- Clean at least monthly in the fall and winter months (screens in downspouts and gutters may help on maintenance).

Downspouts:

- Make sure all units are fully connected to the rain drains and there are no clogs in the drainage system. Check during heavy rains. You may get wet but you will learn how well your systems are functioning.
- If you have no rain drains, try to extend the splash blocks or downspouts out at least five feet from the foundation.

Hose Faucets:

- Disconnect all garden hoses and drain all supply lines to the faucets by opening the air bleeder screw on the shut-off valve and leave the hose faucets open until you need them in the spring.

Vacation:

- If you leave your home for the holidays, open all the sink cabinet doors and leave the furnace thermostat set no lower than 50 degrees. Heating your home is less expensive than plumbing repairs or water damage.
- Have a friend check you home regularly.

This list was revised on: Nov. 5, 2002