

Top 5 Home Maintenance Tips



5. Plumbing – Water loss through leaking toilets, sinks and other plumbing fixtures can increase your water bill by more than 30%. Replace leaking faucet valves and toilet parts to save hard earned dollars and conserve an increasingly precious natural resource.

4. Heating and cooling systems – To prevent energy loss and higher heating and cooling bills, schedule regular inspections of furnace and air conditioning systems. Building safety codes require that these appliances be properly installed and maintained to ensure they are safe, functional and efficient. Exhaust ducts should also be checked for blockages that could cause poor operation or safety hazards.

3. Windows – Energy loss through windows is another budget buster if leaks and loose fasteners aren't repaired or replaced. Building safety codes require that windows be well-maintained and weather tight to prevent leaks and improve energy efficiency. Insects like to take advantage of openings, too, which is why codes require the use of window and door screens to reduce insect infestations.

2. Roofs and gutters – Check your roof for shingles that are buckling or curling and look for open seams and missing fasteners, especially around vents and chimneys. All can be signs that your roof is wearing out. Also check walls and ceilings for signs of water damage. Even small leaks can cause thousands of dollars in damage. Clogged gutters can also cause damage to your home. Clean them by removing debris by hand, then flushing the gutters and downspouts with a garden hose.

1. Smoke detectors – Building safety codes require smoke detectors outside of each bedroom and on each story of a home, including basements, to warn occupants of smoke and fire. Test your smoke detectors monthly and replace the batteries at least twice a year.