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TEAM



# TIPS FOR TAKING CARE OF YOUR HOME

## FIRST QUARTER

### JANUARY

- VERIFY WEATHERSTRIPPING IS IN TACT.

### FEBRUARY

- INSPECT THE ROOF AND ATTIC.

### MARCH

- MAINTAIN TREES AND SHRUBS.
- ASSESS EXTERIOR WATER DRAINAGE PATHWAYS.

## SECOND QUARTER

### APRIL

- CLEAN OR REFRESH EXTERIOR PAINT AND TRIM.

### MAY

- SERVICE AC UNITS.

### JUNE

- KEEP GRASS WATERED.
- CHECK FOR WATER STAINS, LEAKING PIPES, OR RUNNING TOILETS.

## THIRD QUARTER

### JULY

- APPLY PEST CONTROL.

### AUGUST

- REPLACE AIR FILTERS.

### SEPTEMBER

- FRESHEN UP LAWN AFTER LONG, HOT SUMMER.

## FOURTH QUARTER

### OCTOBER

- INSPECT AND CLEAN WINDOWS, INSIDE AND OUT.

### NOVEMBER

- CLEAN AND STRETCH CARPET WHERE NEEDED.
- REFRESH INTERIOR PAINT AND CLEAN OR REPAINT BASEBOARDS.

### DECEMBER

- CLEAN OUT GUTTERS.
- MOW, EDGE, AND PINE STRAW OR MULCH THE YARD. (YES, IN DECEMBER!)



# JANUARY

## □ VERIFY WEATHERSTRIPPING IS IN TACT.

During the cooler months, this is the best time to make sure all the weatherstripping around your doors and windows are not cracked or missing altogether. It's simple. When it's daylight out, bend down and look at the bottom portion of your doors. If you see light coming through, that means air and bugs can easily come in and out of the house. Home Depot, Lowe's, and Amazon all sell weatherstripping by the rolls. It's super cheap and easy to install! This will help keep the heat in (and the AC as well) and save a ton on energy bills!

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# FEBRUARY

## □ INSPECT THE ROOF AND ATTIC.

Roof & Attic check! This is a great time of year to climb into the attic before it gets scorching hot. As best you can, use a flashlight to inspect your attic from top to bottom. Look up for any stains on the plywood that could expose an active water leak. Look down to make sure your insulation is fluffy and not packed down, and also verify that you don't see any visible rodent droppings/tunnels. Roofers are slow this time of year, so now is always the best time to check the attic in case you find something suspicious that needs the attention of a professional. Fixing roof leaks early on is MUCH cheaper than waiting until ceiling drywall or insulation needs replacing.



**Pro-tip:** Every 10 years of a roof's lifespan, it's best to have a professional roofing company come out for a basic inspection to identify any issues you might not notice, as well as give you an assessment of your roof's longevity.



## MARCH

- MAINTAIN TREES AND SHRUBS.
- ASSESS EXTERIOR WATER DRAINAGE PATHWAYS.

This is the best time to get a head start on taming any bushes or trees that are overgrowing and touching the house. If tree branches are hanging over your home, this causes debris and an easy pathway for rodents to get onto your roof (and ultimately inside your attic). Bushes and shrubs can rub against your siding and eventually scrape off the paint, and they are much easier to scale back before they have grown out of control.

While you're at it, check for any tree roots in your yard that you can feel or see and make sure they are not getting close to your main water line. If you see them creeping that way, cut those roots ASAP, otherwise you will have a sky-high water bill if the pipe cracks.

Last thing: Assess exterior drainage pathways to ensure water is flowing away from the foundation of your home. Before April's showers roll in, March is the perfect time to get ahead of the curve to assess drainage. It's just before grass and bushes hit their growth spurt. To do this, walk the perimeter of your home and look for areas where it's visible that water has washed away dirt and soil from the foundation, areas that are bare, or pine straw that has been pushed by a flow of water. Look for "negative grade," which are areas where the slope of dirt is angled toward your foundation vs away from the foundation.

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## APRIL

- CLEAN OR REFRESH EXTERIOR PAINT AND TRIM.

This is the best time of year to have the exterior of your house repainted, or at a minimum, have trim work touched up. In Georgia, the sun is brutal and eats away at exterior paint really quickly. A good rule of thumb is an exterior paint refresh every 5 to 7 years on the siding and sometimes a little sooner than that on the trim. In the off years, have the house pressure washed if you start to see mildew and mold forming. Be on the lookout for areas of rotten wood that may have become waterlogged due to gaps in caulk and replace boards as needed. Keeping the exterior of your house in beautiful condition will extend the life of your investment and pay dividends when the time comes to sell.



## MAY

### □ SERVICE AC UNITS.

As early as you can in May, schedule an appointment to have an HVAC company service your AC units. Keeping these up to speed, clean and freshly serviced will drastically increase their lifespan. In addition, you'll want to keep all service records. It's like keeping good records on a car—a future buyer feels much more comfortable seeing that the units have been properly and consistently maintained (especially if your AC units are older).

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## JUNE

### □ KEEP GRASS WATERED.

### □ CHECK FOR WATER STAINS, LEAKING PIPES, OR RUNNING TOILETS.

Watch your grass! June is the beginning of some scorching hot months in Georgia. Our famous Georgia clay can get bone dry, which makes your grass burn out very fast. If you have Bermuda, make sure you are watering at least 1 inch per week. (But first, purchase a cheap rain gauge to confirm how much rain Mother Nature is providing.) Trust me, it costs a lot more money to revive the grass than it would to turn the sprinklers on a couple of nights per week.



**Pro tip:** I have personally installed an Orbit in-ground sprinkler system. It is a DIY kit that you can buy at Home Depot or Lowes and comes with everything you need. It takes a little digging, but I love not dragging sprinklers all over the yard! The kit was only \$240 for 12 sprinkler heads, timer, connectors and tubing (just connects to your hose spigot). Not bad compared to the cost of having a sprinkler system professionally installed!

If you already have a professional sprinkler system installed, a good mechanism for making sure leaks aren't occurring is by checking your water meter while the sprinkler is off. If the meter is spinning, then there is a leak somewhere.

Likewise, to keep the water bill from rising any higher than it already is over the summer, complete a sweep of the interior of your home to check for signs of leaking water. Water stains on the walls or ceilings (being sure to look behind clothes hanging in closets), visible pipe leaks, or running toilets are all signs that there is a leak in need of repair.



# JULY

## □ APPLY PEST CONTROL.

July is a good month to apply pest control around the exterior perimeter of your home. If you have a basement that's unfinished, spray along the edges of the interior and a little bit up the studs in the corners. This is where bugs typically move in and make webs. If you're like me and prefer an eco-friendly spray made with essential oils, there are several brands out there to choose from. If you want to truly say adios to bugs, Ortho makes a good product called Home Defense that is not eco-friendly, but it does provide a great barrier for several months.

Wasps are really busy this time of year, so check around your roofline for any signs of wasp nests forming. Catching these early will be a lot easier to treat and safer for everyone.

Dust around your roof line with an extended duster to remove spiderwebs and other debris. This wears on the appearance of your home and usually forces premature painting and pressure washing if not taken care of earlier.

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# AUGUST

## □ REPLACE AIR FILTERS.

As you should every three months, I always use this August as a reminder on my Google calendar to change the air filters. After running the AC hard for a few months already, it's good to freshen them up. In Georgia, we all know AC runs well into October, so keeping filters clean actually makes the units run more efficiently.



**Pro tip:** Write with a pen on your air filters the date that you change them and then also mark it on a calendar or set up a reminder on your phone to change air filters three months later.



# SEPTEMBER

## □ FRESHEN UP LAWN AFTER LONG, HOT SUMMER.

September is a great time to freshen up your pine straw, mulch, and de-weed your shrub beds around the house. After getting baked all summer long, September is a great month to give those beds a facelift. While you're adding fresh pine straw and mulch, tighten up the edging as Bermuda grass loves to spread its way into your mulch.



**Pro tip:** Give the bushes a nice trim BEFORE throwing down the pine straw or mulch, that way it's easier to cover up any sticks and leaves that you couldn't pick up after trimming.

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# OCTOBER

## □ INSPECT AND CLEAN WINDOWS, INSIDE AND OUT.

This is a beautiful time of year in Georgia to crank the windows open. However, before doing so, hire a window cleaning company to come out and clean them inside and out. We recommend paying a little extra to have the sills cleaned out, as they are nasty bug collectors over a long hot summer. I have personally used Window Genie. They were reasonably priced and did a great job. This is also an excellent opportunity to make note of any foggy windows, which indicate and will inevitably require repair before selling in the future.



**Pro Tip:** Pay a little extra to have the window cleaning company take care of your exterior light fixtures as well. It makes a HUGE difference!



# NOVEMBER

- CLEAN AND STRETCH CARPET WHERE NEEDED.
- REFRESH INTERIOR PAINT AND CLEAN OR REPAINT BASEBOARDS.

As everyone is prepping for the holidays, now is a great time to schedule carpet cleaning, carpet stretching, and touch up paint in high traffic areas in your home. Keeping up with carpeting will not only extend the life of your carpet, it makes your home smell better. We walk into many homes that don't smell clean or fresh, and the majority of the time it's coming from dirty carpet and walls.

Look down! As you're touching up your high traffic areas with paint, don't forget the baseboards. Chances are, they have become dingy throughout the year and could use a rigorous cleaning and/or a fresh coat of paint. You'd be surprised at how much of a difference this makes!

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# DECEMBER

- CLEAN OUT GUTTERS.
- MOW, EDGE, AND PINE STRAW OR MULCH THE YARD.

December can be a busy month! I do recommend a couple of things, especially if your home is the main hub for family gatherings.

Gutter check: as the leaves have fallen off the trees, they love to collect in the gutters. Unfortunately, they can also create a dam to force water into angles that could penetrate your roof. Nobody likes water leaks right before the holidays, so make sure your gutters are cleaned out.

Time for a refresh of pine straw and mulch. Also a fresh mow and edging will make a big difference. Yes, Bermuda grass does go dormant in the winter; however, shaving even a quarter of an inch off the top and edging will give your yard a fresh manicured look.