**Home Maintenance Strategies to Avoid Costly Repairs**

# By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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One of the keys to keeping your home comfortable and running smoothly is regular home maintenance. Home owners that neglect regular upkeep with their homes are risk of incurring large and unexpected expenses. In addition to an unwanted expense, a home in disarray can decrease your home’s value and make it harder to eventually sell. Experts strongly recommend regularly inspecting and cleaning your home. To help save time and money, consider tackling these easy fall maintenance projects to keep your home running well inside and out.

**Monitor Your Roof for Damage.** Ensuring your roof is in good shape requires a simple visual inspection. If shingles are cracked or missing, it is a sign your roof needs to be repaired. Another sign is water leaking through a chimney or skylight. Mold, insects, mildew or electrical problems are common problems associated with roof leaks and if left unattended can lead to a costly repair. If you’re not sure if your roof needs a major or minor repair, consider contacting a professional roofer for an assessment.

**Inspect Your Heating System.** Before you switch on your heater for the winter, consider scheduling an appointment with an HVAC professional to inspect your unit. You don’t want to wait until the cold winter months to discover your unit isn’t working at an optimal level. Problems associated with a poorly maintained unit could result in higher energy bills and possibly a high repair bill. A heating system serviced by a professional will help extend the life of your unit.

**Check Up on Faucets and Sinks.** A leaky faucet is more than a minor annoyance. Over time, a small continuous drip adds up to gallons of water wasted, a high water bill or even mold. A warning sign of a possible leak is water pooling around the faucet handles. Leaks at the base of the faucet can damage the flooring or wood below. A professional plumber can immediately address the issue before too much water harms your home.

**Clean Gutters and Downpours.** Water damage or mold accumulation can occur on the outside of your

home if gutters are clogged. Gutters protect your home’s roof, foundation and walls by controlling the

flow of rainwater from your roof. To avoid water damage, clean your gutters at least a couple of times a

year and replace any dented downspouts. Before stepping on a ladder to clean out your gutters, always

remember to read all of the warning labels and instructions to ensure your safety while using a ladder.

For more home maintenance tips to tackle this fall, contact **{insert local HBA contact information}**.