

PROPOSED BY  
JESSICA ANDER BERG

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**KEEP YOUR  
HOUSE IN  
TIP-TOP  
SHAPE:**



AN INCREDIBLY  
HANDY HOME  
MAINTENANCE  
CHECKLIST FOR  
EVERY SEASON



## **Abstract**

Owning and caring for a home is a big responsibility, but the right repair tools and maintenance tips allow for easy living.

Like a health physical, a home maintenance schedule is important for every home's upkeep and well-being. Continuing to check up on your exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help prevent breakdowns, save money, and keep your home looking its best.



### **1.0 Getting Started**

Home maintenance is something we often neglect. Between our daily and weekly responsibilities of cooking, cleaning, laundry, etc., maintenance is something that often falls by the wayside. But it's essential. Like your vehicle, your home and property benefit from regular tune-ups.

When buying a home, most people probably first think of the financial responsibility. Don't let yourself forget, however, about the time and labor that home ownership also requires. Just like regular oil changes for your car keep your engine happy and healthy, keeping up with regular home maintenance tasks will keep you from future headaches and wasted money.

It can be intimidating to think about these various tasks, especially if you're a new homeowner. It's a long list — there's no denying that. The good news is that you can do the majority of it on your own without much experience. Google is your best friend, and if you really get stuck, call up your local handyman to help you out.

## 1.1 Why Home Maintenance Is Important

Owning a home requires a lot more responsibility than renting. If something breaks down, there's no landlord to come and fix the problem; it's in the owner's hands. That means the responsibility of keeping a home clean and maintained is up to the homeowners. Your realtor, mortgage lender and everyone on the Internet has told you how important it is to keep your home maintained, as well as thousands ways to do it. But why is it so important? As a home warranty company, Landmark's main purpose is to help homeowners who have systems and appliances that fail from old age and normal wear and tear. However, in our contract, we stipulate that if a system or appliance has failed because of lack of maintenance, it's not considered "normal wear and tear." You shouldn't just maintain your home because of the benefits of a home warranty though (although that's an excellent reason to do so!). There are a number of other reasons home maintenance is so important.



❖ Home Maintenance Saves you Money

The first reason home maintenance is so important is that it saves you, the homeowner, money.



❖ **Home Maintenance Keeps Your Home Running Efficiently**

When you maintain your home, you keep it running efficiently, which also saves you money with lower utility bills.



❖ **Home Maintenance Increases your Home's Value in Adelaide**

Of course, the more home improvement and maintenance projects you do out of your own pocket that increase your home's value, the more equity you end up having in the home.



## **2.0 Home Maintenance - Important Reasons Why You Need To Prioritise It**

### **SO - WHAT IS HOME MAINTENANCE?**



My definition of home maintenance is any jobs that involve checking, DIY, and basically maintaining(!) where you live. It's about maintaining the structure,

fixtures and fittings – and ensuring your home stays safe, secure and looked after for you in day to day life, and in emergencies.

It's NOT things like cleaning, gardening etc... – which I class as chores more than maintenance. (Yes – arguably doing chores maintains the home as well, but I like to split them up as they are easier to manage this way.)

Some tasks that I would consider home maintenance are: –

- ✓ Chimney sweep
- ✓ Checking smoke detector
- ✓ Inspecting roof for leaks
- ✓ Keeping on top of the Home Inventory

## 2.1 Reasons Why You Should Do Home Maintenance

Running a home, however big or small, can be daunting to say the least. You probably made it a priority to buy a place that had a good structural survey, and that would be a good investment. It was a good investment because it had been maintained properly over the years...



In fact – it's all too easy to let maintenance slip to the bottom of the priority list when there are so many other things to do: –

- ✓ Chores
- ✓ Paperwork
- ✓ Budgeting
- ✓ Decorating
- ✓ Life!

But here are the reasons why you should definitely make it a top priority – right now...

### **#1 – IT CAN BE MORE EXPENSIVE TO FIX SOMETHING THAT GOES WRONG RATHER THAN PREVENT IT FROM FAILING.**

Maybe it's a burst pipe, or a leak in the roof, or a crack in a wall – whatever the thing is – a problem with the house can knock you for six.

It is usually more expensive to fix once it's gone wrong – so maintaining your home while everything is right means less cost over the long haul.

### **#2 – IT CAN TAKE MORE TIME ONCE THINGS GO WRONG**

If you regularly schedule in checks and maintenance work on your home you can work these things around your life and your schedule.

Once something goes wrong though, you have to work around IT instead. You may have to take time off work, miss appointments etc.. – and that's just frustrating to say the least.

### **#3 – IT'S THE MOST EXPENSIVE ASSET YOU HAVE**

Your car is probably the second most expensive asset you have, and this is a very small percentage of the cost of a home – yet I will wager that you regularly get your car serviced and MOT'd.

It should be the same for your home...

### **#4 – IT ADDS VALUE TO YOUR HOME**

If you maintain it well then prospective buyers will see that, and be more likely to buy it at the right price. A less well maintained home may fetch less than expected because buyers automatically take money off their offer for the perceived work they may have to do to rectify things.

#### **#5 - IT MINIMISES THE CHANCE OF THINGS GOING WRONG**

If you keep an eye on your home at regular intervals – then things are less likely to go wrong and there are less chances of costs mounting up as a result.

#### **#6 - IT GIVES YOU MORE FAITH IN YOUR HOME**

I LOVE the fact that we did so much work on our home when we moved in. I now know every wall, every socket, every part of the house – and as a result I feel much more secure in the fact that things have been tackled right. There are less things to worry about, and I am aware of what needs regularly checking.

If you regularly maintain your home, you will get to know it so much better, and you will naturally feel more secure and safe living in it.

### **3.0 Benefits of Regular Home Maintenance in Adelaide**

Maintaining your building is not always the most glamorous job, but it is essential to the longevity and value of your property.





Without proper maintenance, a building can quickly fall into disrepair, leading to several problems for the people who use it and the businesses that operate in it.

Whether you are a commercial or residential property owner, this guide lists five benefits of building maintenance that you can't afford to ignore.

Let's begin!

- Increased Property Value
- Reduced Energy Costs
- Improved Safety
- Fewer Repairs Necessary in the Future
- Extended Building Lifespan

#### 4.0 An Incredibly Handy Home Maintenance Checklist



In order to maximise your efficiency and actually get all of these tasks done, you might want to create a home maintenance calendar for yourself. Whether online or on paper, you can jot down small, regular tasks for each weekend and not be too overwhelmed. We've listed tasks that need to be done monthly, quarterly, and biannually. We've also given you a list of tasks to be completed seasonally. Not every expert agrees as to which task needs to be done in which season, so this isn't a black and white list, necessarily. Do what works for you

and your schedule, and as long as all these things get accomplished, your home will be happy for years and years to come.



### ❖ Monthly

- **Inspect, and possibly change out HVAC filters.** Many experts will say to change the filters monthly, but that's not always necessary. For smaller families without pets or allergies, you'll likely be okay changing the filters every 2-3 months. If the filter is dirty, change it out, otherwise inspect it again next month.
- **Clean kitchen sink disposal.** There are a bunch of ways to do this, but the handiest and best all-around solution seems to be vinegar ice cubes. Put some vinegar in an ice tray and let it freeze, then run the ice cubes through the disposal. It freshens it, but as a bonus, ice sharpens the blades. You're welcome.
- **Clean range hood filters.** If you've never thought of doing this, you're in for a real "treat" when you get that filter off the hood to clean it for

the first time. The Family Handyman suggests simply using a degreaser from an auto parts store mixed with hot water. Let the filter sit for a few minutes, rinse it off, and you're good to go.

- **Inspect your fire extinguisher(s).** We'll assume you have and know how to use an extinguisher. This inspection doesn't require much: ensure it has easy access (not being blocked by a garbage can or anything else), that the gauge shows adequate pressure, and that it has no visible signs of wear and tear.

#### ❖ Quarterly

- **Test smoke/carbon dioxide detectors.** Another simple task; your detectors should have a "test" button. If the alarm sounds, you're good to go. If not, replace batteries immediately and test again. If it still doesn't sound, it's possible there's simply corrosion on the battery terminal, and it won't detect new batteries. Clean it and try again. If it still doesn't work, you'll likely need a new detector.
- **Test garage door auto-reverse feature.** In 1993, federal law required all garage doors to have this feature after multiple child deaths. Test every month by placing a 2×4 on the ground where the door would close. It should reverse after a second or so when the door hits the wood. Also test the photo-electric sensors if you have them by placing something in front of them (not your body). If the door doesn't immediately go back up, you have a problem.
- **Run water and flush toilets in unused spaces.** This mostly applies to guest bathrooms, or any other sinks/water sources you don't use on a regular basis. The idea is to prevent grime or any other kind of build up. Regularly running a little bit of water through will prevent this.
- **Check water softener, add salt if needed.** You shouldn't need to add salt every month, but better to check anyway, as it only takes about 5 seconds.

#### ❖ Biannually

- **Test your water heater's pressure relief valve.** This will prevent mineral and corrosion buildup, which safeguards against leaks. It will also help your heater run more efficiently.
- **Give your house a deep clean.** Take one Saturday every six months with your whole family, and give the whole house a proper deep clean. Appliances, windows, dusting every nook and cranny (including the basement), etc. Keeping things clean and not letting dirt/grime/dust build up over years and years will help keep your home in tip-top shape.
- **Replace batteries in smoke/carbon dioxide detectors.** I'd never heard this before, actually. I just assumed you changed it out when it started giving you the low battery beeping noise. This tip was in everything we researched, however. With something as important as this, you can't be too careful, and batteries won't break your bank. Change 'em out every six months.
- **Vacuum your refrigerator coils.** I actually learned this tip from a refrigerator repairman, and our research confirmed it. The fridge can use up to 15 percent of your home's total power, so you want it running as efficiently as possible. Over time, the coils get dirty and your fridge requires more juice. You can save up to \$100 a year by doing this, and it's not at all a difficult task.

#### ❖ **Annually (Organized by Season)**

- **Spring**

Spring is a big month for home maintenance. They don't call it "Spring Cleaning" for nothing. Especially focus on the exterior of your home as it's just gone through winter and is preparing for summer heat, and in some parts of the country, brutal humidity.

- ✓ **Check the exterior drainage.** Will rain water flow away from the house? Puddles should not stand around your home for more than 24 hours. If water stays, or moves toward your foundation, you have a few options. First, check your gutters. It could be a bad spout or a loose connection there; they may also just need cleaning. Second, you can

grade the area around your home yourself with some dirt; this has worked just fine for me in the past. Third, for pavement, you can have professionals come out and raise it so it drains away from your home.

- ✓ **Clean out gutters.** They've likely accumulated leaves from the fall and grime/sediment from the winter snows and/or rains.
- ✓ **Inspect the exterior of your home.** Is any paint chipping? Is any siding damaged from winter? Are there any holes in your brick? Take a close look all around your house, and make any repairs as needed. Also be sure to check the foundation for any cracks. A good silicone/caulk can fix a lot of your problems.
- ✓ **Get your air conditioning system ready for summer;** consider having it serviced. This one really depends on your individual home, and even which part of the country you live in. Some places mostly just use window air units, while other places (like my home in Colorado) use a big swamp cooler up on the roof — these are fairly basic machines where a quick internet search can help you fix any issues that come up. Also refer to the user guides for specific regular maintenance. Central air is obviously a more complex system. Getting it serviced by a professional should be around \$100 or less, and it will save money and headaches down the road.
- ✓ **Repair/replace damaged window screens.** You don't want bugs making their way in because you missed a hole in a window screen. And no, duct tape doesn't count. It can be a quick fix, but don't leave it for long. It just looks bad.
- ✓ **Clear dead plants/shrubs from the house.** This could double as a gardening tip, but if you didn't trim trees or shrubs in the fall, do so now. Plants can weasel their way into cracks and holes on the exterior of your home, causing damage and shortened longevity. Nip that in the bud before it's an issue. If you have decorative vines on the exterior, pay close attention.
- ✓ **Check trees for interference with electric lines.** Have professionally trimmed if necessary.
- ✓ **Inspect roofing for damage, leaks, etc.** Repair as needed; you may need a professional.

- **Summer**

Summer is a great time to focus on the exterior of your home, as well as your lawn and garden. It's also perfect for having that garage door open and utilizing the prolonged daylight to work on any manly projects you've had on the backburner.

- ✓ **Check grout in bathrooms, kitchen, etc.; repair as needed.** This will prolong the life of your tiled surfaces and just looks better.
- ✓ **Inspect plumbing for leaks, clean aerators on faucets.** Go around to all your faucets and toilets and check for any small leaks. If you have poor water pressure out of a faucet, the aerator is the likely culprit and it's an extremely easy fix.
- ✓ **Take care of any insect problems you may have.** Summer is their playground. You probably won't have to look too hard to notice any insect problems. Ants, spiders, moths, etc. are all common, and fairly easy to take care of. Keep cobwebs clear, have ant poison handy, make sure all doors are tightly closed, etc.
- ✓ **Clean and repair deck/patio as needed.** It generally just needs a good washing. A deck may also need re-staining. Also check for any loose boards or posts and repair as needed.
- ✓ **Clean out window wells of debris.** If you have a basement, you also have window wells. All kinds of things can get down in there from leaves, to trash, to animals.
- ✓ **Check and clean dryer vent, other exhaust vents to exterior of home.** While the dryer is running, check that the exhaust is coming out. It should smell nicely of fresh laundry. If there isn't much exhaust, check for blockages as well as you can. You may need a professional. Also vacuum the lint from the hose at the dryer.
- ✓ **Clean garage.** Cleaning the garage should be a summer ritual for every man. Keeping it clean and tidy will extend its life, and it often gets neglected of regular care. With all the extra dust it gets from the manly projects you're working on, you should actually clean it even more. Once a year, however, give a thorough going-through. While maintaining a

clean and hygienic environment is a tough task, you can make it a bit easier by following the right cleaning methods.

- **Fall**

Fall is an in-between season where you're finishing up your summer home maintenance tasks as well as getting your home ready for winter. Cold, snow, and rain can do a number to a home, so you don't want to ignore winter preparation.

- ✓ **Flush hot water heater and remove sediment.** This prolongs the life of the heater and helps with efficiency as well.
- ✓ **Winterize air conditioning systems.** Remove and store window units. If you have central air, cover the outside unit with a tarp or plastic sheeting and secure with bungee cords.
- ✓ **Get heating system ready for winter.** Check for any leaks in windows or doors; these can cost an arm and a leg. Make sure heating vents are open and not blocked by furniture. Get furnace serviced/inspected at least every other year, preferably annually. As with the AC, this shouldn't be a huge expense. Don't forget about fireplaces if you have them.
- ✓ **Turn off and flush outdoor water faucets.** Also flush hoses and store them. Winterize sprinkler systems as well, if you have one.
- ✓ **Get chimney cleaned, if you have one.** Some folks say to do this in the spring, some say fall. Either way, just make sure it's done once per year.
- ✓ **Test sump pump.** You don't want to wait until you need your sump pump to find out it's not working.
- ✓ **Check driveway/pavement for cracks.** Make sure to have re-sealed before winter; water can freeze and expand in the cracks, causing more damage.
- ✓ **Buy winter gear.** Have sidewalk salt, good shovels, etc. ready for winter. You never know when that first snow will come!

- **Winter**

Winter is the time to go around the interior of your home and check for any little things you may have overlooked, or perhaps noticed and said, "I'll get to that later." Winter is your later. If you have any interior honey-do projects, whether it be painting, building shelves, etc., now is a great time to tackle those as well.

- ✓ **Regularly check for ice dams and icicles.** De-icing cables that sit at the front of the roof work well. Don't let icicles grow, as much as the kids may want you to. They're not only a danger to people standing beneath them, but they're incredibly heavy and can cause damage to your home. They also can cause water damage to your foundation when they melt.
- ✓ **Test your electricity to the extent that you can.** Always, always be extra careful when working with electricity. You can do a couple things on your own, though. Check that all outlets work; if they don't, you can re-wire them on your own. Also, test your GFCI outlets. There are wildly varying opinions on how often to test this. Some say monthly, others say annually.
- ✓ **Tighten any handles, knobs, racks, etc.** Go through the house and inspect anything that could have a loose screw.
- ✓ **Check all locks and deadbolts on your doors and windows.** If anything doesn't work right, replace.
- ✓ **Check caulking around showers and bathtubs; repair as needed.**
- ✓ **Remove showerheads and clean sediment.** This prolongs its life and helps with water pressure as well.
- ✓ **Deep clean and inspect the basement.** Basements are notoriously overlooked, especially if they're primarily just storage areas. Dust 'em up, clean any windows, make sure there isn't mold anywhere, etc. Give your basement a good inspection at least once a year.

Regular cleaning can help you achieve a sparkling and germ-free living space. Dusting, sweeping, vacuuming and mopping surfaces can also prevent the accumulation of dust, debris and other allergens.

However, some cleaning tasks, such as eliminating carpet stains, cleaning ceiling fans and walls, de-greasing kitchen appliances, etc are complicated, and the right approach is needed.



If you are at the end of your tenancy, book professionals for a quality end of lease cleaning Adelaide. They know the proper methods to treat stubborn stains, grime, grease and mould before the final rental inspection. They can help you transform a dirty property into a sparkling clean space. You can also resolve tenancy disputes if a landlord denies from handing over the bond money. Though, they know how to treat stains and grime.



The best part is that these experts know the right hacks to reach difficult spots. If you want to keep your house clean all year round, consider these 12 secrets from professionals.

## **Let's Get Started!**

### **1. Prepare A Checklist**

Everything works if you have a better plan for housekeeping chores. Professional cleaners who offer cheap end of lease cleaning Adelaide create a customised checklist after inspecting the property to deliver the best results. You should also prepare a daily, weekly and monthly checklist to keep your abode sparkling clean.

This will keep you organised, especially if you are a working professional. Include everything in your cleaning checklist, from dusting hard-to-reach

surfaces to disinfecting contaminated spots.

## **2. Start From The Top**

If you want the best cleaning results quickly, always start at the highest point, such as an exhaust fan, ceiling fans and walls. Remove dust from your fans and move towards shelves, windows, blinds, doors and floors.

This will prevent the dust from falling on the surfaces you have already cleaned. Professionals also follow a top-to-bottom cleaning approach to cover all nooks and crannies.

## **3. Clean Shower Head With White Vinegar Solution**

Soap scum, hard-water stains and mineral deposits on a shower head can be treated with white vinegar and a warm water solution. Damp a paper towel or cloth with white vinegar solution and place it over the stains.

Leave it for 10 -20 minutes and wipe it away. The acid in white vinegar breaks down the stubborn stains, leaving your shower head sparkling clean. You can also fill a plastic bag with vinegar and soapy water solution and tie it around the shower. Let it soak overnight. Run the shower in the morning and see shiny results. You can do the same with your kitchen and bathroom faucets and taps.

## **4. Use A Squeegee On Your Windows And Mirrors**

Most people often overlook their windows when sprucing up a house. It is because they end up leaving streaks behind after a thorough cleaning. If you want to achieve shiny windows and mirrors, clean the glass with white vinegar and warm soapy water.

Wipe the surface with a cloth to get rid of tough stains and grime. Run a squeegee in the same direction to remove excess water or soap. This won't leave streaks behind. Make sure you clean blinds and shades like a pro using proper tools and products.

**Tip:** Hire professional end of lease cleaners in Adelaide if you are concerned

about your bond money at the end of your tenancy. They will clean everything according to the checklist and leave your rental property sparkling.

### **5. Treat Stubborn Stains With Magic Erasers**

Professional cleaners always carry magic erasers in their portable cleaning kit. It is one of the best cleaning tools that can help you remove stubborn stains from almost all surfaces.

It is a cleaning sponge made of melamine foam, which works on all surfaces and lets you achieve sparkling results without causing any scratches. All you need to do is wet the eraser and easily clean walls, carpets, hard surfaces, sink, faucets and other surfaces.

### **6. Clean Your Oven/Microwave Naturally**

You don't need to spend money on expensive store-bought cleaners. These products are laden with harmful chemicals that can pollute the indoor air and lead to various health hazards.



Instead, use, white vinegar, lemon and salt to remove grease, burnt food particles and carbon deposits from your oven grills, microwave and BBQ. Apply the solution or steam the solution for 10 minutes. This will break down the

gunk so you can wipe it away using a damp cloth.

## **7. Use A HEPA-Filtered Vacuum Machine**

Dust particles, pet hair, pollen and allergens tend to embed deep inside the fibres of carpets, rugs and upholstery furniture. It is good to use a HEPA-filtered vacuum cleaner to prevent excess dust and pollen. It can lift 99 per cent of germs, leaving your delicate floorings and furniture clean and shiny. You can also keep a house clean with a pet if you have this type of a vacuum machine.

## **8. Clean The Bathtub Smartly**

Cleaning the bathtub requires a lot of patience and elbow grease. Instead of scrubbing stains too hard, apply a thin layer of baking soda all over the surface. Leave it for half an hour. This will break down calcium deposits and soap scum. After that, scrub using a less-abrasive scrubbing pad and rinse the tub.



## **9. Use Microfiber Cloths For Cleaning**

If you want to clean like a professional, it is good to use microfiber cloths. These are multi-tasking, affordable and super-absorbent tool that can be used on all surfaces in the house. With this tool, you can remove dust, soak water, blot the stain, wipe surfaces, and do other cleaning jobs.

## **10. Clean The Kitchen Countertop Everyday**

Instead of cleaning the entire kitchen, focus on countertops and stovetops daily, especially after preparing meals. Wipe down the surface to remove oil splatters, food particles, stains, spills and sauces using baking soda and warm water. This will keep your kitchen clean and shiny.

## **11. Blot Instead Of Rubbing**

Treating carpet stains can be overwhelming. Many people scrub the stains hard and end up damaging the fibres. If you want to clean like a pro, blot the stained surface with a damp cloth. Do this with your gentle hands to transfer the stains onto the cloth.

## **12. Do Not Forget High-Touch Areas**

Pay attention to high-touch surfaces around your home to prevent the spread of germs and lethal viruses like COVID-19. Make sure you clean and disinfect:

- Door knobs
- Toilet flush
- Light switches
- Faucets
- Laptops
- Remote Controls
- Chair handles
- Handles of Kitchen appliances, etc

Consistency is one of the important things that can help you keep a house clean and disinfected. These are some pro tips for maintaining a tidy abode. You can also book experts for an affordable end of lease cleaning Adelaide and secure your full bond money.

## **5.0 Vital Home Maintenance Tasks you'll Regret If You Forget**

You probably already have a home maintenance checklist: Replace the furnace filter each season, shut off water spigots before winter, clean the gutters, etc.

That's a good start, but there are jobs that homeowners often forget about, or don't even know about. Here are some important home maintenance items that may not be on your list-items that may cause a big headache, or worse, cost you big money if you neglect them.

- ✓ Test the Sump Pump or Risk a Flood
- ✓ Check for High Water Pressure or Wreck Fixtures and Appliances
- ✓ Clean Window Weep Holes or Invite Rainwater Into Your House
- ✓ Clean Refrigerator Coils or Pay Unnecessary Repair Bills
- ✓ Keep Window Wells Clean or Risk a Broken Window and Wet Basement



- ✓ Drain Sediment From Your Water Heater or Expect a Shortened Life Span
- ✓ Lube Garage Door Springs or Replace Them Sooner Rather Than Later
- ✓ Check for Mice Nests or Risk Damaged Equipment
- ✓ Clean Dryer Vents or Waste Energy and Risk a Fire
- ✓ Check Garage Door Balance or Wreck Your Opener

## **6.0 Home Maintenance Tips for New Homeowners (A Money Saving Guide)**

When you become a first-time home buyer, you gain an entirely new appreciation for the amount of work that landlords and homeowners do to keep up their properties.

When you were renting, your landlord hopefully took care of all of the building maintenance, yard work and any indoor issues that came up. As a new homeowner, this responsibility now falls on you and it pays to keep these costs low however you can.

This is where our money saving maintenance tips come in because when you're a new homeowner, roughly every \$1 you spend on maintaining your home could help you avoid \$100 in repair costs down the road.

- **Perform a Home Energy Audit**

The very first thing on our list of money saving home maintenance tips is to perform an energy audit on your new home.

- **Control Your Heating and Cooling**

This may come as a surprise to you, but the biggest cost of home ownership (besides the mortgage) is heating and cooling

- **Stay On Top of Your HVAC System Filters**

The HVAC system is what controls the temperature throughout your entire house and performing routine maintenance is a must. The last thing you want is for it to break down during the hottest or coldest months of the year.

- **Clean Your Air Conditioners**

As a homeowner, you want to make it a habit to clean your air conditioners, especially during high use months. Well maintained air conditioning units can save you up to 50% in energy costs.

- **Use Weather Stripping**

Take a look at your doors and windows. Those metal or rubber strips that seal the gaps are known as weather stripping. This material which is made to seal up air leaks tends to wear out over time, and some lower-end doors and windows don't have it at all.

- **Caulk Around Doors and Windows**

While weather stripping is great for sealing off the inner frames of doors and windows, this is not the only place where air can seep in and out.

- **Better Insulate Your Windows**

Many houses still have single pane windows, and these are less energy efficient than double or triple pane windows. If this is the case for your home, you'll want to install additional insulation around your windows or replace them completely.

- **Don't Forget Your Attic**

Even if you don't use your attic, you should routinely monitor it for leaks, damage, infestations and weak spots. It will be a whole lot cheaper to catch (and fix) problems right away before they get out of hand.

- **Clean and Flush Out Your Hot Water Heater**

Public water has sediment and this can build up over time inside your hot water heater if you don't clean it.

- **Maintain the Downspouts and Gutters**

Gutters and downspouts that fall into disrepair can cause massive damage to your home without you knowing it. This includes water damage, cracked foundations, rot and insect infestations.

- **Consider Extending Your Downspouts**

If your downspouts end right at your foundation, you should really consider extending them so water flows away from your home.



## Final Word

Keeping your home properly maintained will not only save you money by increasing the longevity of your appliances and existing structures, but it will also help you become more energy-efficient and save money on your utility bills. These guidelines merely scratch the surface of the things you can do around your home to keep everything running in tiptop shape.

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