

HINTS FOR HOMEOWNERS

Top 10 Year-Round Maintenance Tips

(NAPSA)—Many homeowners find that the key to reducing the potential for major repairs is to follow a regular home maintenance program. This will not only reduce the need to pay for costly repairs, but it will protect your home's value. For example, by annually servicing a heating and air-conditioning unit, it will have fewer breakdowns, and the energy savings may pay for the cost of having to service the unit.

Dan Steward, president of Pillar To Post, North America's largest home-inspection service, offers this checklist showing the top 10 year-round maintenance tips homeowners should follow.

Ongoing Maintenance Schedule

Test smoke detectors, carbon monoxide detectors and ground fault circuit interrupters—Monthly.

Check caulking around all outside openings and joints of windows and doors—Annually in the spring.

Change furnace filters—Monthly during heating season.

Clean or change air-conditioning filter—Monthly during cooling season.

Clean gas and electric space heaters...be certain dust and dirt are not on heating coils—Monthly during heating season.

Check slope of landscaping and paving (to slope away from



THIS HOME MAINTENANCE CHECKLIST can help to eliminate costly repairs and give homeowners peace of mind.

the building to reduce the possibility of water intrusion)—Annually in the spring.

Check fire-extinguisher gauges; refill or replace them—Annually.

Inspect roof for damaged or loose shingles or blisters and damaged or loose flashings—Annually in the spring.

Remove leaves from gutters and downspouts—Annually one to two times during the fall.

Close shutoff valves to outside faucets, water lines and sprinkler systems—Annually in the late fall in regions with winter freezing.

For more year-round maintenance tips from Pillar To Post, visit www.pillartopost.com.