

Home Improvement and Maintenance That Pays

Your home is likely the biggest investment of your life. Here are some tips for protecting your investment and creating a safe, enjoyable home.

Preventive maintenance includes routine checks and repairs that improve your home's appearance and functioning as well as prevent more expensive damage from occurring. These include:

- To protect against leaks and insect damage, inspect your home's roof, basement, and outside wall
- Inspect doors and windows for unusual wear and tear. Repair and replace caulk, weather-stripping, glazing, window and door seals as needed.
- Inspect insulation and replace any wet or damaged pieces.
- Clean debris from gutters and down spouts.
- Examine carpets and flooring. Treat minor mold growths quickly with a bleach and water solution.
- Have your furnace, air conditioner and hot water heater inspected, upgrading them as needed to improve energy efficiency. Replace air filters regularly.
- Thoroughly clean lint and debris that has built up in dryer ducts and behind lint screens.

Home repairs and replacements include fixing or replacing appliances, fixtures or systems in your house as they wear out through normal use.

- Repair or replace an inefficient furnace, air conditioner or water heater to save energy and money.
- Repair and replace leaking faucets and plumbing.
- Routinely replace smoke and carbon monoxide detector batteries.