



RKM Property Management

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AUTUMN TASK TIPS November 2008

INTERIOR TASKS

WHEN



FURNACE TUNE UP

WHAT IT IS

Having an HVAC repairman examine the unit's integrity and fix what needs fixing.

WHY YOU SHOULD DO IT

Just like an oil change for your car, a yearly tune-up can help spot problems before they start, while also making small tweaks that keep it running in tip-top shape, thus reducing energy bills.

Autumn



INSPECT WATER HEATER

WHO TO HIRE

Plumber or Handyman

WHY YOU SHOULD DO IT

Making sure that you have hot water is a concern of everyone in the house. A plumber can do a simple inspection and be able to tell you if your water heater is operating at its best or if it's time for a new one.

Autumn



INSTALL WEATHER STRIPPING

WHAT IT IS

Weatherstripping is typically foam padding that creates a tight seal around windows and doors.

WHY YOU SHOULD DO IT

This simple, inexpensive project tightens the seal around your home and reduces the amount of energy that is allowed to escape. If less is allowed to escape, your HVAC unit has to run less often, which makes the unit last longer and reduces energy bills.

Autumn



INSTALL STORM WINDOWS

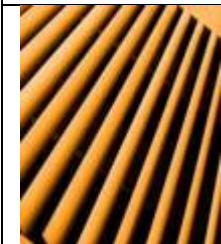
WHAT IT IS

Attaching storm windows to the outside of windows throughout the house.

KNOWING IT'S TIME

Windows are expensive and a little protection will save a great deal of expense. It's best to put the storm windows up before the harsh weather season.

Autumn



REPLACE FURNACE

WHY YOU SHOULD DO IT

A new furnace that's installed properly will last 20-25 years. Beyond that time they are typically no longer efficient enough to compete with the energy savings of a new unit.

KNOWING IT'S TIME

If your furnace is more than 20 years old, you are in the area. However, if your energy bills continue to climb and the unit isn't producing as much heat as you'd like, then it's probably time.

Autumn
 Every 20-25
 Years

EXTERIOR TASKS

WHEN



CLEAN GUTTERS

WHAT IT IS

Removing any and all debris from the gutters so that water flows freely.

WHY YOU SHOULD DO IT

Debris can clog and cause water to pool, and the weight of water can pull down the entire guttering system and even portions of your roof.

Autumn



CLEAN/INSPECT CHIMNEY

WHAT IT IS

This inspection determines problems with chimney construction and also creosote build-up

WHY YOU SHOULD DO IT

Creosote is a highly-flammable waste material that is the main cause of house fires. Routine chimney sweeping protects your home from fire, while also heating your home more efficiently.

Autumn



INSTALL/REMOVE WINDOW SCREENS

WHAT IT IS

Attaching screens to the outside of windows throughout the house.

WHY YOU SHOULD DO IT

If you have windows open during the spring and summer, screens help keep the bugs out. The can be ruined by the harsh weather of fall and winter, so be sure to take them down before the weather turns.

Autumn



REPAIR/SEAL ROOF

WHAT IT IS

Fixing loose shingles/tiles and sealing holes in the roof's casing.

WHY YOU SHOULD DO IT

Even the smallest hole in your roof can be enough for rodents, birds, bats, and insects to climb through. Not to mention that if water is allow to penetrate this barrier, water damage can happen quickly and damage your home to a costly extent.

Autumn



WINDOW SEALING

WHAT IT IS

Caulking around the envelope of your windows.

WHY YOU SHOULD DO IT

The gaps around windows are the main source of heat loss from a home. Window sealing is an inexpensive task that can pay for itself each year through energy savings.

Autumn