

# RayWhite®

## TEA GARDENS HAWKS NEST

### Property Management Newsletter

JUNE 2020

#### WINTER PROPERTY MAINTENANCE

When the winter months come around, it's often tempting to hibernate and wait for the temperature to start rising again.

However, there are plenty of maintenance tasks you can be getting on with to keep your home in top condition and less likely to suffer any problems.

##### CLEAN YOUR GUTTERS

One area of the home that often gets neglected is the guttering. While it might not be the most attractive of tasks, clearing it of leaves and debris is essential.

Your guttering is, after all, what takes water away from your home, so it's highly important that it's in full working order all year round.

##### SERVICE AIR CONDITIONING UNITS

There's no better time to have your air conditioning system serviced than during the winter.

It's also a good idea to change your HVAC filter, as this will help your system run more efficiently and perhaps even cut down on bills.

##### CLEAN WOOD FIREPLACES

Remember to wait until the fireplace is completely cold because the slightest heat in ashes or embers can burn you and cause accidental fires in the house (outside the safety of the stove).

If you have a traditional chimney, you should have it swept once a year by a professional. Keep your furniture covered in a tarp, or take it out of the room altogether.

Chimney sweeping stirs up a lot of ash, dust, and soot, and those are tough stains to remove. If your heater has a flue system, it doesn't need cleaning, but you can call your supplier for routine inspection and maintenance once a year or so. Otherwise, wipe the glass, handle, and visible parts every day to keep them spotless and gleaming.

##### CHECK THE ROOF

Damaged roofs can cause all sorts of trouble when winter comes around, so don't delay in giving yours a once over.

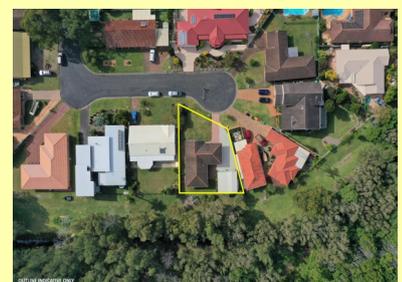
This means looking for lost or damaged roof tiles and getting them fixed as soon as possible. Heavy rain and high winds can cause all sorts of problems if you don't!

##### INVEST IN INSULATION

If you often find yourselves huddling together for warmth when winter comes around, it might be time to install some insulation.

There are so many different types available that there's bound to be one that's suited to your needs. Some can even be installed without the help of a professional – ask your local hardware store for advice.

## FEATURE PROPERTY



**16 HIGGINS CL,  
TEA GARDENS**

**3 BED, 1 BATH 3 CAR**