

# A SAVVY OWNER'S GUIDE

## TO LUXURY MOUNTAIN HOME CARE

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### FALL/WINTER

#### EXTERIOR

- ☐ Check sealing on flagstone and other outdoor stone surfaces to prevent water penetration
- ☐ Inspect exterior siding and wood surfaces and sand, refinish, caulk or stain as needed
- ☐ Clean gutters and remove debris from roof
- ☐ Winterize irrigation system, remove all hoses, and drain outdoor faucets
- ☐ Trim tree limbs and schedule removal as needed
- ☐ Remove leaves and trim back landscaping
- ☐ Protect patio furniture and store cushions inside
- ☐ Check all exterior light bulbs
- ☐ Prep snow shovels and stock up on ice melt or sand for ice on walkways
- ☐ Service snowmelt system and check for property operation
- ☐ Service humidifiers
- ☐ Turn on heat tape for the season after first snowfall
- ☐ Place markers for snow plowing

#### INTERIOR

- ☐ Check HVAC system, make sure heating system is ready, and replace filters as needed
- ☐ Set heat to a minimum of 55° F
- ☐ Test smoke and carbon monoxide detectors
- ☐ Inspect mechanical room for leaks or drips
- ☐ Inspect and clean behind washer and dryer
- ☐ Inspect under all sinks for leaks or drips
- ☐ Check weatherstripping around all doors and windows
- ☐ Check gas fireplace system and/or clean chimney and order firewood
- ☐ Prep mudroom mats and boot trays
- ☐ Run ceiling fans clockwise
- ☐ Check and prep whole house humidifier and/or prep individual humidifiers in bedrooms



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