

# Spring HOME MAINTENANCE TIPS from



**CELENA EVANS**  
REAL ESTATE PROFESSIONAL

- ☐ **Walk the exterior of your home at least once a week.** You may be surprised by what you find...birds nests, mole/chipmunk holes, bees nests, detached gutters, overhanging limbs, foundation cracks, drainage issues, and more. These conditions could cause serious damage to your home if left untended.
- ☐ **Monitor the humidity in your home.** Place digital hygrometers in your home, especially your basement, to ensure that the humidity remains within the ideal range of 30-50% . If levels rise above 50% your home is susceptible to mold growth and you may want to invest in a dehumidifier or run your AC fans.
- ☐ **Check under sinks for leaks.** Leaks can go undetected for quite some time. Install simple water leak alarms underneath each sink, as well as by the washing machine, water heater and sewage ejector pump. Only a few drops of water will trigger an audible alarm, saving you from a major catastrophe.
- ☐ **Give your home a bath.** Pressure/soft wash to get rid of dirt, mildew, and mold, especially in shaded areas. Regular cleaning helps to prevent fading or permanent discoloration of paint and surfaces.
- ☐ **Clean gutters and downspouts regularly.** Clogged gutters and downspouts is one of the top reasons for water intrusion into homes. Each spring you should have gutters cleaned, ensure they are properly connected, and make sure downspouts are not broken or clogged.
- ☐ **Maintain your basement sewage system.** If you have plumbing in your basement you likely have an sewage tank and pump. Pour biodegradable enzymes into the tank periodically to minimize chances of clogging, or worse, backups.
- ☐ **Change batteries in smoke alarms and carbon monoxide detectors.** Avoid intermittent chirping sounds and potentially save your life by proactively changing the batteries twice a year.
- ☐ **Give your air conditioning units some attention.** Remove debris from around the unit, replace filters, and clean ducts and vents. Schedule a professional tune-up by an expert AC technician to check your system's efficiency, check coolant levels and address any issues before the summer heat arrives.

**NEED A HOME SERVICE PROVIDER?** I maintain a list of hundreds of providers in dozens of categories and am happy to share referrals with you. If you know of a great home service provider, I would love to have their information to add to the list!



**ATLANTA  
COMMUNITIES**

## CONTACT ME

Direct: (678)827-3682

Office: (770)240-2000

Email: [celena@cliragroup.com](mailto:celena@cliragroup.com)

Website: [celenaevansrealestate.com](http://celenaevansrealestate.com)

## FOLLOW ME

[CelenaEvansRealEstate](https://www.facebook.com/CelenaEvansRealEstate)

[linkedin.com/in/celenaevans](https://www.linkedin.com/in/celenaevans)

[celenaevansrealestate](https://www.instagram.com/celenaevansrealestate)

[linktr.ee/celenaevansrealestate](https://linktr.ee/celenaevansrealestate)

If your property is listed with another Broker, this is not a solicitation. Atlanta Communities does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

