

Must-do Maintenance on your home

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As they say..."a stitch in time saves nine" this is so true with home maintenance. Annual home maintenance prevents small problems from turning into big headaches. The following are maintenance tasks that will save you from costly repairs: Inside Maintenance: Change furnace filters monthly- this will increase furnace efficiency Drain the water heater at least once per year -this will prolong the heater's life by draining away sediment. Clean the coils of baseboard heating units to maximize efficiency. Test the circuit breakers in your electric circuit box twice per year, turning them off and then on again. A faulty circuit breaker could mean a short in the wiring inside your walls. Check for drips- check under sinks to check for leaks. Also use a plunger for sinks and tubs whenever water doesn't drain normally. Replace regularly: Water heaters, furnaces, and the roof should be replaced before they fail. A good rule of thumb...replace the roof every 13-15 years; replace water heaters every 7-15 years; replace a furnace every 15-50 years; paint the exterior every 5-10 years; stain decks every 4-7 years Outside Maintenance: Keep water out - check each season for any signs of water damage especially around doors and windows and flashing between roofs and chimneys Check the foundation - check for gaps and cracks that could cause water damage or homes for varmints. Check for any settling of the ground around the house. Check the chimneys - clean inside of chimneys every 2-3 years and outside for any loose or missing bricks and mortar. Check the roof and gutters - look for loose shingles and clean all gutters of leaves and debris All of these maintenance "must-dos" will save you money and keep your investment in top condition. For more tips on home maintenance or for any of your real estate needs, contact our real estate specialists at New Mexico Mountain Properties. We bring you the best in Taos real estate and real estate in Angel Fire New Mexico. Whether you are looking for a home in Taos or a condo in Angel Fire, our experienced agents can guide you. If you are considering listing your home in Taos or mountain home in Angel Fire, we can assist you in preparing a comparative market analysis and show you ways to best market your Taos property or Angel Fire property.