



Home Repair/Maintenance:

When owning a home, the most important thing you can do is, maintain it. Doing so will save you \$1,000's of dollars and allow you to enjoy your home while you live there. Remember to make timely repairs of anything needing attention. The adage "a stitch in time saves nine" is especially true for a home. Fix it before it becomes a problem must be your motto. As a courtesy to you, here are the Top 10 maintenance items you can/should do on your home.

1. **Drain you water heater annually.** This releases the sediments that build up in your water heater while giving you more hot water capacity.
2. **Apply a curing compound to your concrete** every year, preferably in the fall. This will add years to your concrete and keep it from peeling and pitting.
3. **Clear all exterior venting and flues** (chimney, furnace, dryer and exhaust vents) of obstructions, deposit buildup, or animal/ wasps' nests, etc.
4. **Make sure that there is drainage** away from you house (especially by the downspouts) so that basement window wells will not flood.
5. **Lubricate your garage door track,** hinges and opener regularly with a lubricant such as WD 40, which will extend year to the life of your garage door.
6. **Trim trees/bushes of any dead** or extended branches that ice, snow or wind may break causing damage to your home, car, or person(s).
7. **Change or clean furnace filter(s)** regularly and inspect your furnace annually. This saves you money on your utility bills and future repair bills.
8. **Regularly caulk and re-caulk** counters, tub/shower surrounds, doors, windows, etc.
9. **Check your roof annually** for wind blown/broken shingles, flashings and sealing or caulking of any protrusions/flushing coming out of your roof.
10. **Annually (in the fall) remove the hoses** from your hose taps so your hose taps won't freeze and annually add water to all floor drains to keep water in the pee taps from evaporating. This keeps any sewer smell from coming into your home.

Remember that we buy a home to take care of ourselves, but then we spend the rest of our lives taking care of our home. However, if you'll follow these simple maintenance tips, your home will rather trouble free and you'll have fewer major repairs. For a more complete list of maintenance tips, visit our website at www.phutah.com go to our *Article Library*. **Lastly, if you know any elderly couples, widows or those not physically able** to do some of these energy saving tips, please give them a hand, or call us (801) 756- 7303 (or email us) and we will assist them at no charge.

Oh by the way, since a large percent of our business comes by word of mouth, we have created a **Referral Reward** (*money, home improvements, vacation packages*) for your referrals of friends, family and acquaintances that in turn buy from us. It's a win-win three ways. You not only receive a reward while we receive a sale, but your referred person receives significant additional options and discounts on their new home - all because of you! Simply go to www.phutah.com, and click on "Referral Reward."