



Encino Woods News

Jodie Francisco, SRES®
Your "Eye" On Real Estate
BHHS California
818-970-3936
jodiefrancisco@aol.com
CalDRE License # 01330628

Household Maintenance Checklist

I found this handy little check list for maintaining your home year round. For those of you who receive my postcard, you can find the list here on our Facebook page <https://www.facebook.com/EncinoWoods> and look for featured posts. Or shoot me an email at JodieFrancisco@aol.com and I will email you the list! Some of the items you should be doing monthly are test your smoke and CO2 detectors, replace your HVAC filters every few months, clean your garbage disposal, your refrigerator, and range hood filter. And vacuum your heat vents and registers.

Your Encino Woods Specialist



Tip of the month:

If you are going out of town, please let your neighbors know so that they can keep and eye on your home. Also have your mail and newspapers held so they don't pile up. Be sure you have lights that will go on automatically both inside and outside.

Hot Properties

Just Sold/Pending

| | |
|-----------------------------------|------------------|
| 4512 Libbit 3+3 (1762 sq ft) | \$1,300,000 sold |
| 15735 Morrison 3+2.5 (2018 sq ft) | \$1,590,000 sold |
| 16149 Otsego 3+2 (2170 sq ft) | \$1,750,000 sold |
| 4908 Dempsey 5+4.5 (3234 sq ft) | \$1,800,000 sold |
| 16751 Morrison 5+6 (4281 sq ft) | \$3,450,000 sold |
| 16752 Addison 6+6.5 (4947 sq ft) | \$4,100,000 sold |



www.facebook.com/EncinoWoods

HOME MAINTENANCE CALENDAR

SPRING

- Schedule A/C tune-up
- Clean gutters and downspouts
- Inspect outdoor faucets and sprinkler heads, repair as needed
- Fertilize lawn
- Inspect and test irrigation system
- Schedule pest control service
- Power wash home exterior, deck, etc.
- Deep clean house (includes carpet cleaning, tile and grout cleaning)
- Replace batteries in smoke and carbon monoxide detectors
- Inspect kitchen exhaust hood and filter
- Repair damaged screen doors and windows
- Wash windows inside and out
- Flush hot water heater
- Clean dryer vent

FALL

- Schedule heating system tune-up
- Inspect and clean fireplace/chimney
- Inspect outside of house for cracks and caulk, reseal as necessary
- Repair exterior siding and paint trim as needed
- Clean gutters and downspouts
- Aerate, fertilize, and reseed lawn
- Seal cracks on windows and doors
- Drain and winterize sprinkler systems, outdoor spigots, pools and other outdoor plumbing
- Clean carpets
- Power wash home exterior
- Repair or replace failing home appliances before the holidays
- Replace batteries in smoke and carbon monoxide detectors
- Schedule pest control service

SUMMER

- Clean dryer vent and washing machine hoses
- Tune-up and oil garage door
- Schedule pest control service
- Prune shrubs and trees
- Keep lawn tidy
- Clean refrigerator drip trays, vacuum condenser coils
- Touch up exterior paint
- Sanitize trash and recycle bin

WINTER

- Schedule pest control service
- Inspect roof, downspouts and gutters after storms and repair any damage
- Apply weather stripping to entryways
- Monitor gutters for ice dam formation
- Snake tub, sink and shower drains to prevent clogs
- Inspect hoses on washing machine, dishwasher, ice maker
- Vacuum dust and debris from your bathroom exhaust fans
- Clean refrigerator drip trays, vacuum condenser coils
- Keep driveway, sidewalks and stairs clear of snow and ice

MONTHLY

- Test smoke detectors
- Replace HVAC filters (every 3 months)
- Clean garbage disposal
- Clean dishwasher
- Clean refrigerator
- Clean range hood filter
- Check indoor and outdoor air vents and clear any blockages
- Vacuum heat vents and registers



Jodie Francisco
Luxury Collection Specialist

California Properties
818-970-3936 | 818-528-3200

JodieFrancisco@aol.com
www.JodieFrancisco.com
14141 Ventura Blvd, Suite 8
Sherman Oaks, Ca. 91423
DRE#01330628



BERKSHIRE HATHAWAY
HomeServices

A member of the franchise system of BHH Affiliates, LLC