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# WINTER MAINTENANCE TIPS FOR RENTERS

## KNOW YOUR RESPONSIBILITIES.

Before the cool weather hits, schedule a meeting with your landlord or property manager to see what your responsibilities will be for the winter and what will be taken care of by the property owner.



## TEST OUT THE HEAT.

Check for odd smells when the heat is on. Take note of any issues, such as inconsistent heat throughout your apartment or house. Regular maintenance of your appliances keeps them in good working order. Check the digital thermostat batteries, test smoke alarms and carbon monoxide detectors.

## CLEAN INSIDE AND OUT.

Vacuum the vents and change out your HVAC filters to improve air quality. Remove dust and dirt from fans, radiators, heat registers. Sweep under appliances. Clean sink drains, garbage disposals, bathtubs, showers and dishwashers. If you're renting a home, clear any debris in your yard and gutters.

## CHECK FOR DRAFTS.

As a renter, you're responsible for paying utilities. Make sure you're not losing heat this winter to cracks or openings near windows or doors. If your landlord approves, add weatherstripping or caulk to fill in these areas if allowed. Remove any window air conditioners to prevent drafts.

## PROTECT WATER LINES.

Disconnect and drain any garden hoses, turn off the sprinkler system, and cover outside faucets with foam covers. If below 20 degrees, keep faucets running slowly to prevent frozen lines. Open sink cabinets to warm the pipes. When on vacation, leave heat on at least 55 degrees. Call your landlord if you suspect a pipe has frozen.

## PREPARE FOR SNOW AND ICE REMOVAL.

Generally, apartment complexes and landlords are responsible for snow and ice removal in public areas, but you may need to clear these potential hazards on your own. Purchase a snow shovel and salt/ice melt. Talk to your landlord if you notice any damage from snow or ice.

## HAVE AN EMERGENCY PLAN.

Extremely low temperatures are dangerous and can even be life threatening. Sign up for severe weather alerts with your town or county and have a disaster plan in place, along with an emergency kit full stocked with food and water. And know the emergency contact number to call or text if the heat or power goes out.

**PROTECT YOUR HOME.** Starting at around \$10 a month, every renter shouldn't go without renter's insurance. Your landlord's coverage will not cover your personal items. Being well prepared is your best defense against unwanted surprises this winter. And at such a low cost, this coverage will pay for itself.

Pro Tip: Bundle your renter's policy with a California Casualty auto policy and you may qualify for discounts on your premiums! Speak to an agent today to see how much you can save.