



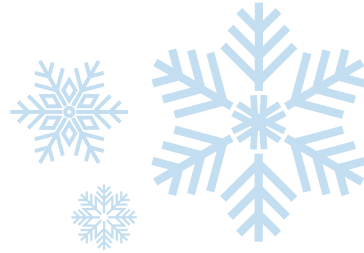
Fixflo

---

# Tenant's Guide Autumn & Winter Property Checklist



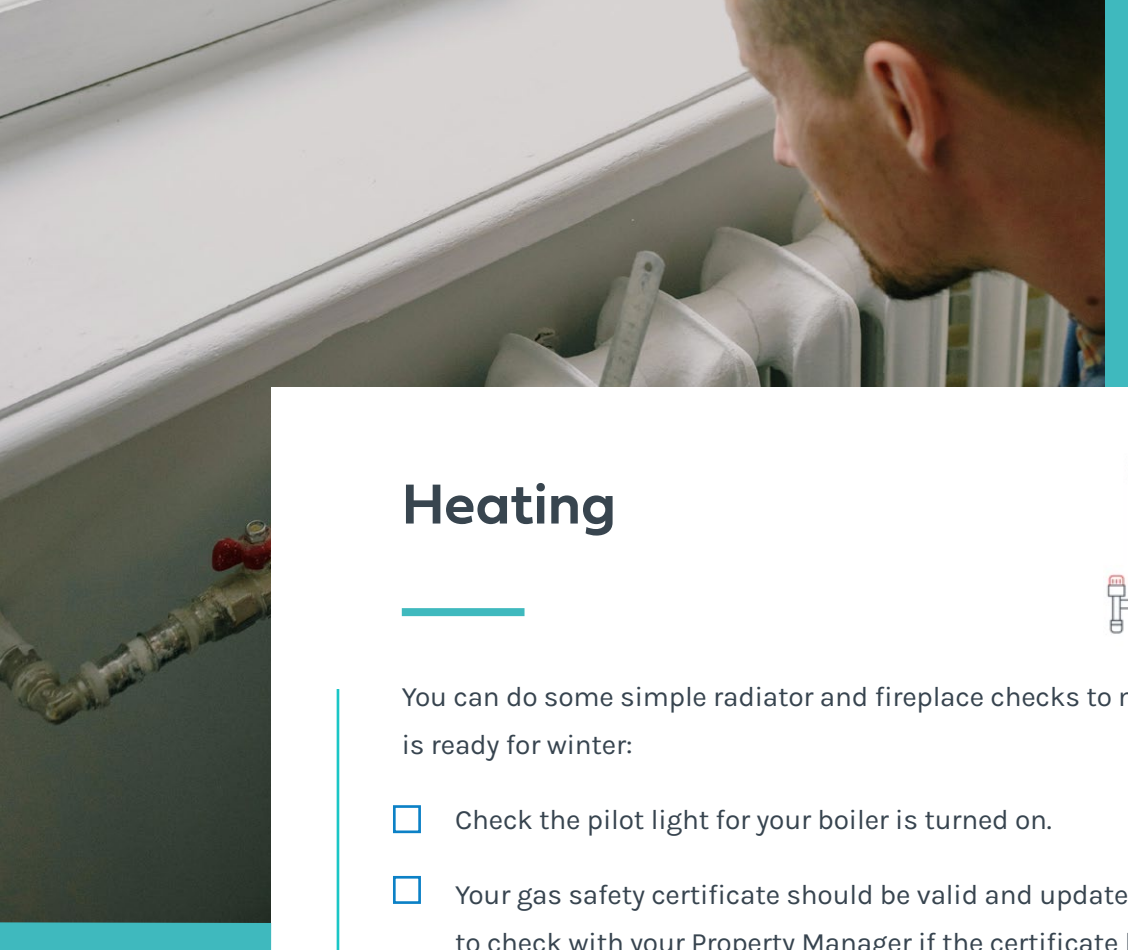
## Introduction



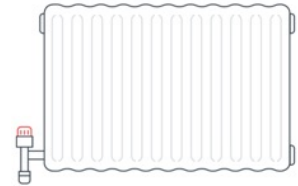
Making sure your property is ready for winter means you'll be able to keep the warmth in, save money, and protect your home during the cold months ahead. With this checklist, you can help us detect minor faults and prevent unexpected heating outages in your home.

**This guide covers everything you need to know, including:**

- Radiator and boiler checks.
- How to maintain green spaces.
- Information on looking after pipes and exteriors.
- Tips on staying insulated.
- What to do if you encounter an issue.



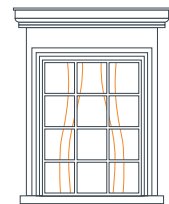
## Heating



You can do some simple radiator and fireplace checks to make sure your heating is ready for winter:

- ☐ Check the pilot light for your boiler is turned on.
- ☐ Your gas safety certificate should be valid and updated annually - make sure to check with your Property Manager if the certificate has expired.
- ☐ Fireplaces and chimneys should have been cleaned before you moved in, but if you have been a resident for an extended period of time, please check that they are clean and clear.
- ☐ Check the radiators are working correctly. If you need to bleed radiators, you can either do this yourself or request a professional to do it for you.

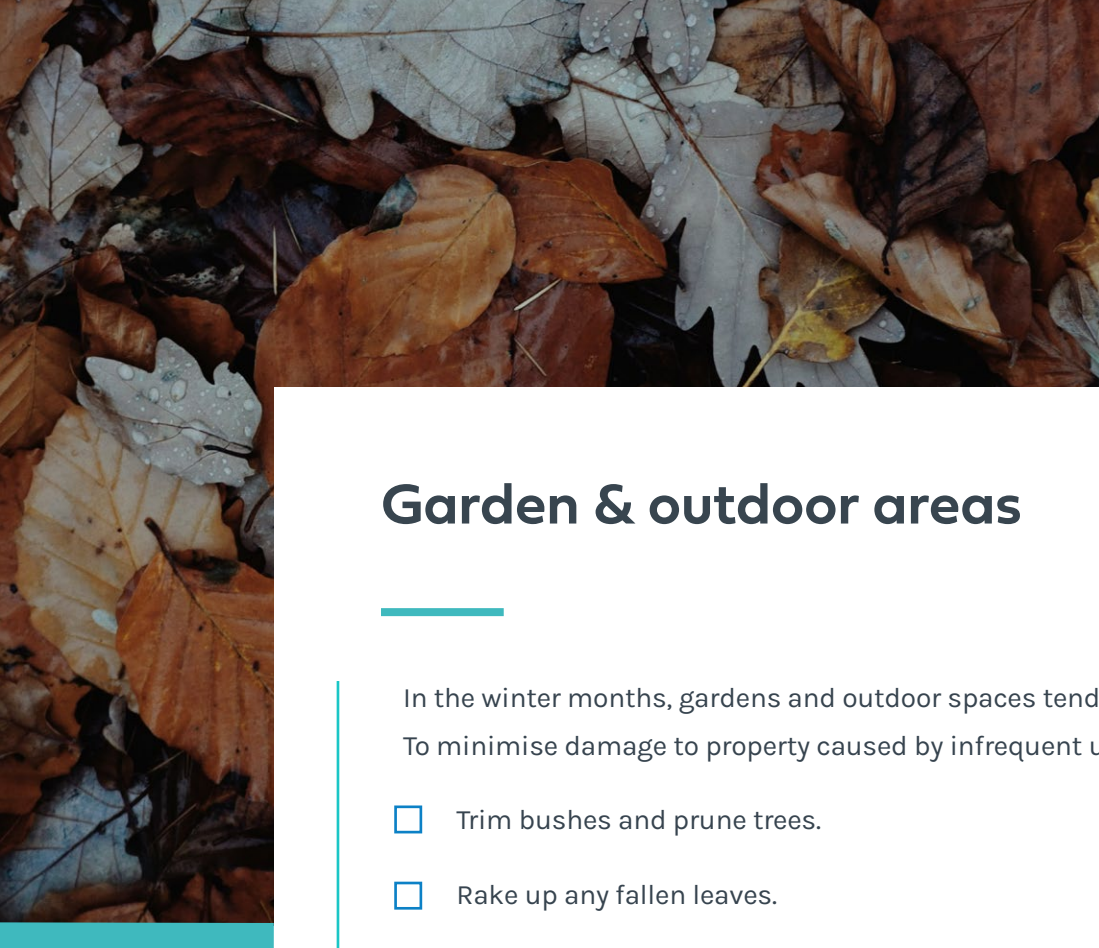
## Insulation



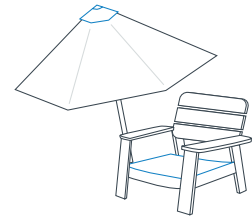
Efficient insulation helps keep the heat in. If your property isn't properly insulated, you could end up losing warmth and money. To make sure your insulation is working the way it should:

- ☐ Check draught proof covers around letterboxes and keyholes.
- ☐ Check door and window frames for damage and report a repair if necessary.





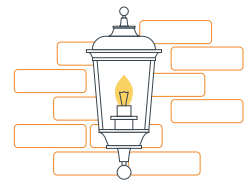
## Garden & outdoor areas



In the winter months, gardens and outdoor spaces tend to become neglected. To minimise damage to property caused by infrequent use, you should:

- ☐ Trim bushes and prune trees.
- ☐ Rake up any fallen leaves.
- ☐ Put away or cover any equipment or outdoor furniture.

## Property exterior

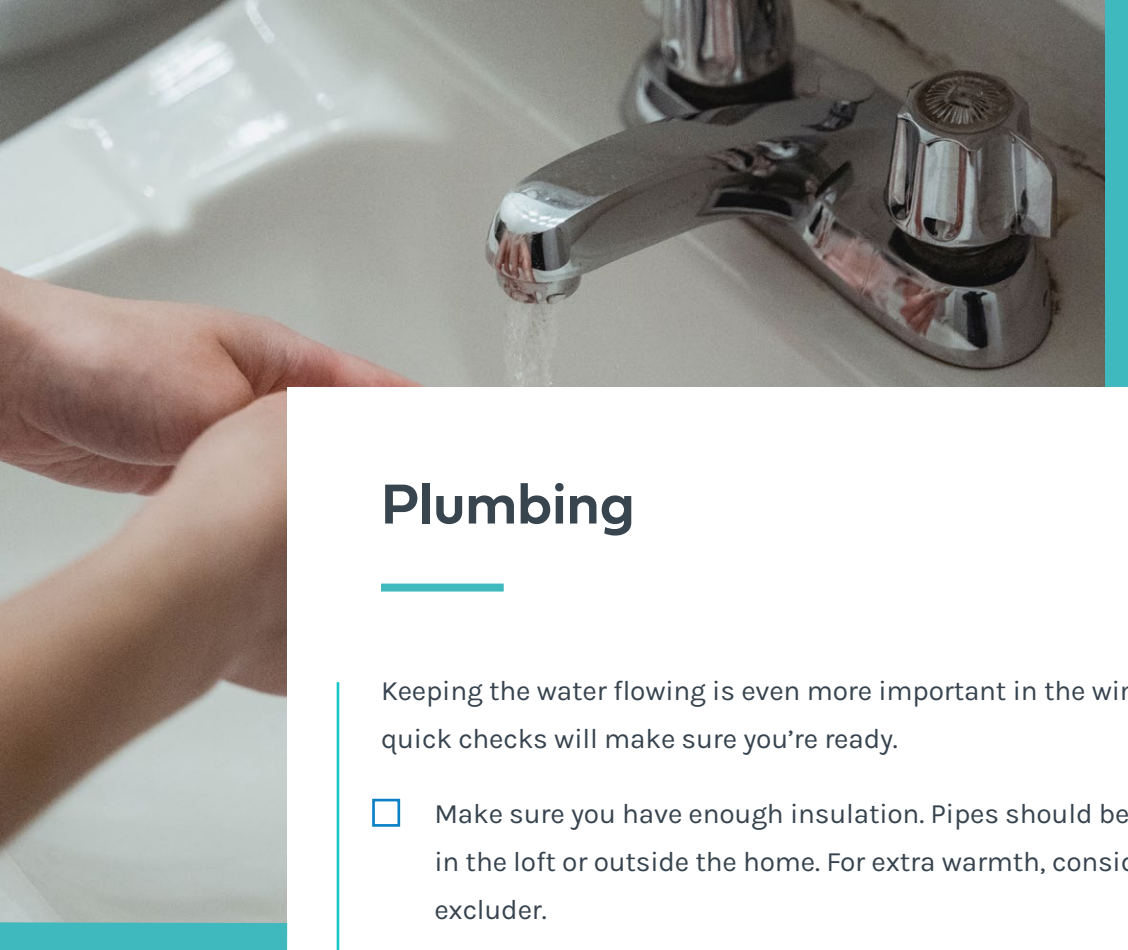


The dry months are a good opportunity to check your property exterior before the wet and cold weather sets in. To get-ahead and prevent damages, you should:

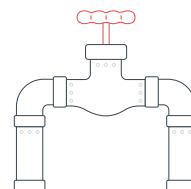
- ☐ Check for peeling paint, which can be a sign of moisture penetrating the building.
- ☐ Check pipes, drains and guttering to make sure they're clear and properly affixed.
- ☐ Clean windows before the wet months.
- ☐ Make sure vents are not obstructed.
- ☐ Check exterior lights are working correctly.

And remember, if you can't access certain windows or gutters safely, please hire a professional to help.





## Plumbing



Keeping the water flowing is even more important in the winter months. These quick checks will make sure you're ready.

- ☐ Make sure you have enough insulation. Pipes should be insulated, especially in the loft or outside the home. For extra warmth, consider adding a draught excluder.
- ☐ Double check where the stopcock is located.
- ☐ Test all of your taps to make sure there are no blockages.

## Something wrong?

However you report repairs, be sure to speak up about any issues you come across.

Your Property Manager needs to be made aware of any problems that need solving ahead of winter. Anything from clogged pipes to an expired gas safety certificate can make a huge difference to your comfort during the colder months, but with strong communication no-one will be left out in the cold.

