



SELLING SOON?

**Join us on Wednesday,
December 9 at 11:00 a.m. for
our year-end wrap up of the
local real estate market via
Zoom.**

TOPICS:

- **How is the market doing now?**
- **What is the outlook for 2021?**
- **What are buyers buying?**
- **How we keep all parties safe in the process**

3 EASY WAYS TO SIGN UP

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link to sign up**

Call us at 301.656.7700

Email: Brad@Rozansky.com



WINTER HOME MAINTENANCE GUIDE

Well like it or not, winter is on the way! When preparing your home for the cold winter months, it's a great time to do some seasonal maintenance. Shorter days and colder weather tend to creep up quickly, so before the outside work becomes too challenging, tackle these things to boost your home's energy efficiency and prevent weather-related damage.

If you need any questions answered or the assistance of a professional to help you with any of these, please feel free to reach out. We know the best in the business!

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HAVE YOUR FURNACE INSPECTED: It's always smart to have your HVAC systems inspected regularly, before you need to use them. In fact, experts say that as many as 75% of the calls they receive from homeowners without heat are a result of not having their furnace regularly serviced and cleaned. Getting your furnace serviced now may keep your heating costs down through the cold months, and help keep the air in your home healthy.

INSPECT YOUR ROOF: While this may not be a job for you, the homeowner, make sure you have a professional inspect your roof for cracked or buckling shingles, or any that are missing. Check if you need caulking replaced, or if you have moss, mold or lichen building up, which are signs that there is deterioration under your roofing. If you don't trust your own evaluation, contact us for a connection to a certified inspector.

CLEAN YOUR GUTTERS AND DOWNSPOUTS: This may be the most important step you take! You'll want to make sure your gutters are free of leaves and debris that will block the flow of water off your home's roof and structure. Direct drainage away from your foundation, where it can pool and then permeate your basement or crawl space. A landscaper can be very helpful in ensuring that your grading is efficient and keeping water away.

KEEP YOUR AIR CLEAN: Focus on areas like vents, the hood over your stove, dryer vents, baseboard heaters and your room fans. Dust buildup is a fire hazard and you'll want to reduce the allergens in your home by ensuring the airflow is free.

CHECK YOUR HOME FOR MOLD: You will want to check around leaky pipes, throughout your basement, and any other areas that you suspect might not get great ventilation. Should you suspect you have a mold issue somewhere, it's wise to get a professional in to remediate.

CHECK WEATHERSTRIPPING AROUND WINDOWS AND DOORS: Mice and other critters can enter your home through tiny holes. Patch them, and for larger entry points, cover the gaps with heavy-duty hardware cloth. Visit the local hardware store and pick up weather stripping as well. Gaps you can't see can mean higher energy prices throughout the fall and winter, and can be easily repaired.



IT'S A GREAT TIME TO PAINT! If you are thinking of selling next spring, now is the perfect time to tackle any interior painting projects so your home looks its best. Add instant value easily! Call us for color recommendations if you are unsure.

Join our Virtual Home Selling Seminar on Wednesday, December 9, at 11:00 a.m.

**SIGN UP at [Rozansky.com](https://rozansky.com)
Email us at Brad@Rozansky.com
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We'll share what's going on in the market, how 2021 looks, and answer all your questions about where buyers are buying, and how we are selling safely during COVID.

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