

## Helpful Tips and Reminders for Your Home

### Reminders for Resident Responsibility:

- **Change AC filters monthly** – Homes will either have metal filters that are cleaned monthly or paper filters that are replaced monthly. Follow the instructions for your home located on the ABOUT YOUR HOME page on the inside kitchen cabinet door. Resident will be responsible for AC calls/repairs caused from not maintaining clean filters.
- **Smoke Alarms** - Test regularly. Replace batteries when alarm signals low battery. Smoke alarms use 9V battery.
- **Breaker Box/Water Main** - Know location and how to turn ON/OFF.
- **Trees/Branches** - Report dead trees in yard. Report branches that are approaching roofline.
- **60 Watts or Less** - Light fixtures are designed for light bulbs that use 60 watts or less. It is a fire hazard to use light bulbs greater than 60 watts.
- **Keep lawn mowed/trimmed regularly**. Outside of home should be kept free of clutter, trash, debris and high grass that would attract unwanted pests. Use Round-Up around skirting of home or carefully mow. Weed-eaters can damage skirting. Yard maintenance includes trimming of bushes as necessary, keeping vines off of home, etc.
- **Pest Control** - Home has been inspected to ensure there is no pest problem before occupancy. If resident develops pest problem, it is resident's responsibility to treat and keep home pest-free.
- **Wrap Pipes** - During freezing temps, make sure outdoor spigots/pipes are properly wrapped.
- **Grills/Smokers** – Make sure to keep the home and everyone safe by using and storing grills/smokers at least 7 feet away from the home.
- **Renters Insurance** - is strongly encouraged in order for you to have protection for your belongings in the event of fire, theft, flood, loss of power, etc.
- **Be sure to report any water leaks in a timely manner**
- If you...have small leak, turn off water at valve located near leak. Report leak.
- If you...have major leak, turn off water at MAIN. Hand-turn or use pliers to turn OFF. Also turn OFF breaker for hot water heater. Report leak for repair.
- If you...notice soft spot in flooring, check for any leaks around that area. Report soft spot.
- If you...develop slow drain, use drain cleaner such as Hair&Grease Remover (found at Home Depot). It is resident's responsibility to maintain clear drains.
- If you...have sewer back-up, open clean-out valve on side of the home to release pressure. Resident will be responsible for cost to clear drain unless caused by landlord negligence or Sewer Company. Do not place any feminine products (tampons, pads), flushable wipes or paper towels down toilets.

When repair request is made, I will follow-up with you within 24 hours to schedule repair time. Repair requests must be in writing (submit through the resident portal online, text 936.827.1970, email [info@texasliferealty.com](mailto:info@texasliferealty.com) or mail). Including pictures with your repair request via text or email can be very helpful. If I do not follow-up within 24 hours, please contact me again in case there was a miscommunication.

Complete list of Resident's General Responsibilities can be found on page 8 of Lease Agreement.

## GENERAL TIPS FOR EXCESSIVE WEAR AND TEAR

With time and use, it is understandable that repairs will be needed due to normal wear and tear. It is important to note that excessive wear and tear will cause repairs to be premature and will be a resident's responsibility to cover the cost from any excessive wear and tear. We thought it would be helpful to provide a list of the most common excessive wear we find so you can be careful to ensure your usage is normal.

SCREEN DOORS – We ensure screen doors are functioning properly before move-in. Excessive wear can happen on a screen door when it is left open. This causes the door to be affected by the elements (rain/wind) causing the door hinges to stretch and no longer close/latch properly.

UNDER SINK AREAS – Drain pipes are generally hand-tightened plumbing. Be careful to not knock around the pipes with cleaning supplies, etc. The pipe connections could loosen and cause leaks.

KITCHEN FAUCETS – Most filtration systems can be extremely heavy on the end of the faucet causing stress to the handle base and ultimately leaks. The same premature leak can happen from placing excessive pressure on the end of the faucet during use. We recommend using a filtration pitcher if you choose to filter your water and do not pull or tug on the faucet.

OVERTIGHTENING FAUCET KNOBS – Faucet knobs have valves that open and close depending on the direction you turn the knob. While it may seem better to turn the knob as tight as you can to turn off, this actually causes damage to the valve which will lead to leaking. Turn the knob off only as far as needed.

OUTLETS – Outlets are meant to stay secure in the wall/sheetrock. Excessive force from pulling a cord (like a vacuum cord) could cause the outlet to be damaged along with the wall.

SKIRTING AROUND THE HOME – If your home has skirting, it's important to understand that it needs to stay intact. Weed eating too close to the skirting can cause excessive holes. Large openings invite pests under the home where the home's bottom board can be torn. If you have a pet, it is your responsibility to keep the pet from under the home.

PEST CONTROL – If you develop a pest problem, it is the resident's responsibility to keep the home pest-free. We recommend [doyourownpestcontrol.com](http://doyourownpestcontrol.com) or for service companies a few choices are Bullseye Pest Control 713.222.7378 or GuardTech 936.264.4342.

CEILING FANS – Pulling down hard on a ceiling fan chain to change the fan or light setting can cause the winding mechanism inside the fan to break prematurely. A gentle pull is all that is needed to change a setting with the ceiling fan.