

## Going North for the Summer? Checklist for Preparing your Home

The last thing you need to worry about while you are away for the summer months is your home at Hunters Ridge. Unfortunately, many unforeseen problems can arise because of the extreme humidity and the very powerful thunder storms we have during the summer months. Southwest Florida is noted for being the lightening capital of the world. These lightening strikes result in many electrical and power surges which cause several problems with air conditioning and humidistat equipment, as well as with appliances. When air conditioning equipment is not working correctly, or not working at all because of a lightning strike or power surge, due to our high temperatures, high humidity, and potentially high amounts of rainfall, molds and mildews can easily form inside your home. All of these concerns mentioned should not be taken lightly, and the management staff at Hunters Ridge does strongly recommend that you have a home watch service to monitor your home for you while you are away.

To assist you with closing your home for the summer, here are some helpful tips.

- To eliminate high humidity, it is necessary to have a fully functioning air conditioner. Install a new filter, check the drainage line and be sure cool air is generated when the unit is activated. Since even new air conditioners malfunction, it is important that the unit be periodically checked to ensure that it is working properly.
- Water is always a consideration. It is strongly recommended that the main water valve be turned off. If this is not possible for some reason, the second choice is to close valves to individual sinks, toilets, etc.
- Appliances should be unplugged. This is particularly important for the hot water heater, television sets, and even the garage door opener. One appliance that is frequently left on is the refrigerator/freezer. If it will be left on, condiments and other non-perishables can be placed inside. The unit can then be placed at the lowest setting and the icemaker turned off by lifting the lever inside it, being sure it remains in the "up" position.
- Blinds should be kept closed, bed skirts raised, and closet doors left open for added air circulation.
- Bring all lanai or patio furniture inside and keep cushions where there is air conditioning to save them from mildew problems.
- Check security alarms to see that they are functioning properly and arrange with your alarm company to be sure someone will respond to an alarm that has gone off.

Please feel free to call us at any time if you have any questions or concerns about securing your home for the summer months.