

## The First Day of Spring, can you believe it!

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Spring is a time of change and growth. It is traditionally the real estate season. It is a time when vendors think of selling and landlords' thoughts turn to maintaining and upgrading their investment properties.

Spring is a time of movement when, after the long winter hiatus, tenants start to contemplate a move to new homes. This is a busy time for all, there are things to be done!

There are the usual seasonal maintenance tasks that demand attention and work that needs to be done because of the weather and change of seasons. They won't change or go away- and if left unattended, will take away from the property's attraction.

- Gardens have to be fertilized and re-planted, trees pruned and roses cut back
- Gutters need to be cleaned and maintained
- Outside decks will need to be repainted
- Windows washed
- Window frames checked for leaks

Spring is also a great time to check that your investment property is safe and compliant with all the new regulations.

- Pool fences and all locking and safety devices associated with these fences have to be checked
- Smoke detectors should have a change of battery Heaters and air conditioners should be serviced Window locks should be child proof

Spring is a busy time for investors but definitely pays off financially in the long run.