

WINTERIZING YOUR HOME



ANDY ZHENG

Real Estate Broker | EXP Realty
(647) 371-1333
andy@ateamgroup.ca

Since 2008
ANDY ZHENG
Home Selling Team

exp
REALTY

TURN OFF EXTERIOR FAUCETS



- Turn off all exterior faucets and drain water from outdoor pipes, valves and sprinkler heads to prevent pipe bursts.
- If your home is 10 years or older, consider installing frost-proof faucets.
- Remove the garden hose from the faucet

PERFORM A ROOF INSPECTION & REPAIR LOOSE SHINGLES



- Check your roof to ensure your shingles are intact.
- Make sure your gutters and downspouts are free and clear of leaves and branches.
- Apply roof repair glue to any loose shingles in order to help avoid leaks or damage.

SEAL GAPS AND CRACKS



- Sealing the gaps and cracks around your windows and doors is essential to keeping your home warm and using less energy this winter.
- Any gaps wider than the width of a nickel between your siding and window or door frames should have caulking applied to them.
- Use your finger or a wet caulk-smoothing tool within 2 to 5 minutes of application to smooth your caulk seal.

CLEAN GUTTERS AND ADD GUTTER GUARDS



- Clean gutters allow water to easily flow down from your rooftops and away from your home, preventing damage to your foundation and ice buildup on your roof.
- Installing gutter guards is a great way to prevent a buildup of leaves and other debris in your gutters.

WINDOW AND DOOR WEATHER STRIPPING



- Weather stripping your windows and doors is another great way to keep the cold out.
- To find out where weather stripping is needed, wet your hand and run it along your door seam or window casing. The moisture on your hand will help you detect any incoming drafts. Door sweeps and adhesive backed insulation foam are also very effective draft deterrents.
- If you notice gaps that are wider than the width of a nickel between your siding and window or door frames, reapply exterior caulking to seal the gaps.

BOOK AN HVAC MAINTENANCE CHECK UP



- Regular maintenance of your HVAC unit can improve performance, increase the life of your unit and save you money.
- Some common signs of required maintenance include leaking around the outside unit, inconsistent temperatures or if your system constantly turns on and off.

REPLACE FURNACE FILTERS



- Replace the furnace filter monthly to ensure efficiency and keep dust particles from penetrating the clean, heated air. Inspect your furnace for leaks and test for carbon monoxide.
- If your furnace is older, cracks can form and cause harmful gas to escape into your home. It is also recommended you invest in carbon monoxide detectors to monitor the air in your home.
- To keep your home nice and toasty and to help curb high electric bills, install a smart thermostat. Keep your heat settings lower while you are asleep and program it to raise just before you wake.

CHECK FIRE ALARMS & EXTINGUISHERS



- Test smoke alarms monthly and vacuum dust from beneath the cover every six months. Replace batteries as per manufacturer's instructions.
- Keep fire extinguishers on every floor of the house and in the kitchen. Make yourself familiar with how they work now so you can move quickly if you need to use them.

RESET THE HUMIDITY LEVEL



- Use humidifiers with controls to reset the humidity level based on the outside air temperature. This combination will keep frost from forming as the chosen humidity level will be lowered while outside temperatures fall and be restored to normal during less severe weather.
- We recommend a normal humidity level of 35 to 45 percent. However, as temperatures dip into single digits, it should be set closer to 20 percent.

KNOW WHERE THE WATER SHUT-OFF IS



- Let's say a pipe does become frozen and it causes a back up of water flow in your basement. Now your basement is flooding, and you need to know where to turn the water off quickly.
- With that in mind, take some time to locate where the main water-valve is in your home. In Canada this valve is usually in the basement somewhere.

CLOCKWISE CEILING FANS



- Ceiling fans are everyone's favorite summer budget-saver. But they can help out in the winter as well!
- Have your ceiling fans move in a clockwise direction so they push hot air along the ceiling towards the floor. If they're going counterclockwise, they won't be as effective.

CHECK YOUR FIREPLACE



- Animal nests or creosote buildup in your fireplace can be hazardous.
- Have an annual inspection before building your first fire of the season. Also, soot and other debris build up in the chimney. Call a chimney sweep to thoroughly clean the chimney before your first winter use.
- You should also vacuum or sweep out any accumulated ash from the firebox.

LUBRICATE DOOR LOCKS



RESTOCK EMERGENCY KITS FOR CAR AND HOME



ANDY ZHENG | (647) 371-1333 | ANDY@ATEAMGROUP.CA

PREPARE FOR POWER OUTAGES



DISCONNECT AND DRAIN GARDEN HOSES



REMOVE THE LAST OF THE FALL LEAVES



CONNECT WITH ME



ANDY ZHENG

Real Estate Broker
EXP Realty

Business Cell: (647) 371-1333

Cell: (416) 356-3588



andy@ateamgroup.ca



soldbyandyzheng.com



facebook.com/andyzheng.ca



instagram.com/andyzheng.ca

Since 2008
ANDY ZHENG
Home Selling Team

exp[®]
REALTY

