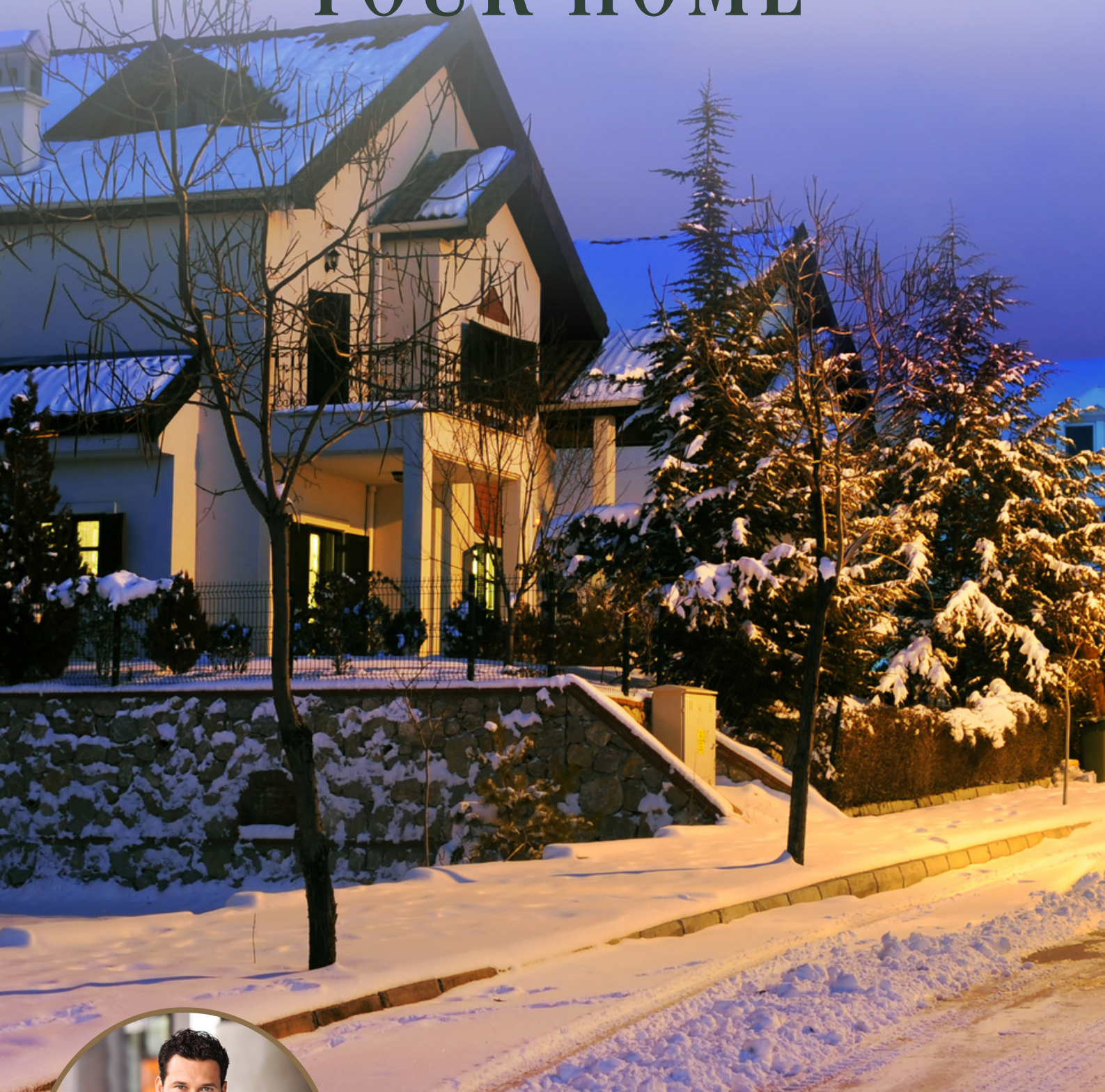


WINTERIZING YOUR HOME



BRADYN BYRON

PERSONAL REAL ESTATE CORPORATION

250-863-5139

bradynbyron@royallepage.ca

BRADYN BYRON
PERSONAL REAL ESTATE CORPORATION



TURN OFF EXTERIOR FAUCETS



Turn off all exterior faucets and drain water from outdoor pipes, valves, and sprinkler heads to prevent pipe bursts. Drain the hoses at the same time and store them inside to prevent cracking.

If your home is 10 years or older, consider installing frost-proof faucets.

PERFORM A ROOF INSPECTION & REPAIR LOOSE SHINGLES



Have a professional check your roof to ensure your shingles are intact.

Also make sure your gutters and downspouts are free and clear of leaves and branches.

Have them apply roof repair glue to any loose shingles in order to help avoid leaks or damage.

CLEAN GUTTERS AND ADD GUTTER GUARDS



Clean gutters allow water to flow down easily from the roof 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.

SEAL GAPS AND CRACKS



Sealing the gaps and cracks around your windows and doors is essential to keep your home warm and use 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 the caulk seal.

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 APPOINTMENT



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.

UPGRADE INSULATION



Insulation is the first step to ensure your home stays warm and cozy for the winter.

For a large project, such as a basement, you will get better results by installing fireproof or soundproof insulation.

R-value measures how well certain building insulation materials can resist heat. The higher the R-value, the greater the performance of the insulation.

REPLACE FURNACE FILTERS



Replace the furnace filter every 3 months (more frequently if you have pets that shed fur) 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 greater than 15 years then cracks can form and cause harmful gas to escape into your home.

It is highly recommended that you install carbon monoxide detectors on every floor to monitor the air in your home.

To keep your home nice and toasty and to help curb high electrical bills, install a smart thermostat. This will allow you to adjust your heat settings automatically overnight or while you are out of the house.

CHECK TOILETS AND FAUCETS FOR LEAKS



A leaky toilet can waste water and energy. Check for leaks by dropping some food colouring into your tank and then checking your bowl a short while later. If there is coloured water in the bowl then you have a leak and need maintenance.

Leaky faucets can also waste water and can be repaired easily by replacing washers or rubber seals.

CLEAN DRYER LINT DUCTS



Dryer lint buildup in the duct behind the machine not only reduces the efficiency of your dryer but is also a fire hazard! It should, therefore, be inspected regularly.

Check it regularly and remove the lint or hire a professional, if necessary.

CHECK FIRE ALARMS & EXTINGUISHERS



Test smoke alarms monthly and replace the batteries every 6 months (when the clocks change). When you replace the batteries, also use this opportunity to vacuum any dust from beneath the cover.

Keep at least one fire extinguisher in the house (in the kitchen) and make sure it is full. Familiarize yourself with how they work now so you can move quickly during an emergency.

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.

A normal humidity level of 35% to 45% is recommended, however, as temperatures dip into single digits, it should be set closer to 20%.

INSTALL A PROGRAMMABLE THERMOSTAT



A programmable thermostat makes life easier by allowing you to set your desired temperature(s) and then not have to worry about it anymore.

In the winter, a programmable thermostat also saves you money on energy bills.

FLUSH THE WATER HEATER



Particles and sediment can collect over time in the bottom of your water heater, hindering the unit's efficiency.

Flush the water through the drain valve to clear out the material and keep your heater functioning at its best.

CLOCKWISE CEILING FANS



Ceiling fans should turn counterclockwise in the summer and clockwise in the winter. This will push hot air along the ceiling towards the floor.

DRAFT GUARDS



In a drafty room, heat escapes under the door. When winterizing your home, place draft guards along the bottom of the door to prevent heat loss.

It's a simple solution that keeps your house warm and saves energy!

KNOW WHERE THE WATER SHUT-OFF IS



If a pipe becomes frozen, it can burst or leak, causing a flood in your basement. You need to know how to shut off the main water supply quickly so make sure you know where the main shut off valve is.

It is usually located in the basement near the furnace. If you need help finding it, give me a call and I would be happy to help.

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. Have your chimney professionally swept to thoroughly clean it before your first winter use.

You should also vacuum or sweep out any accumulated ash from the firebox.

A close-up photograph showing a person's hands applying a liquid lubricant from a small, clear plastic bottle with a yellow cap into the keyhole of a dark wooden door. The door has two silver-colored metal handles. The background is a plain, light-colored wall.

[illegible]

REMOVE THE LAST OF THE FALL LEAVES



CLEAR SNOW AND ICE FROM WALKWAY



SWITCH OUT OLD CHRISTMAS LIGHT BULBS WITH LED



CHECK PATHS, STAIRS AND RAILINGS FOR SAFETY



PREPARE FOR POWER OUTAGES



INSULATE EXPOSED WATER PIPES IN THE BASEMENT



I hope this guide serves you well. The home selling and buying process can be overwhelming but I am here to help you and answer your questions!

CONTACT

BRADYN BYRON

PERSONAL REAL ESTATE CORPORATION



250-863-5139



BRADYNBYRON@ROYALLEPAGE.CA



BRADYNBYRON.COM

