HAPPY HOMES
CUSTOM SOLUTIONS
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Winter Home Maintenance

Keep the cold out and the pipes intact.

DECEMBER – FEBRUARY

Winter maintenance is about heat loss and frozen water, in that order. Most of this list takes an afternoon and saves you a much worse afternoon in February.

Interior

- ☐ Reverse ceiling fans to spin clockwise on low.
  Pushes warm air that's collected near the ceiling back down into the room.
- ☐ Check weatherstripping around doors and windows.
  A cold draft right at the threshold usually means it's worn through, not that the door is the problem.
- ☐ Replace smoke detector and carbon monoxide detector batteries.
- ☐ Have your furnace or heat pump serviced by a licensed HVAC tech.
  Do this before the first hard freeze, not during it, appointments book up fast once it's cold.
- ☐ Swap your HVAC filter, and again every 60–90 days through the heating season.
- ☐ Shut off interior valves feeding outdoor spigots and drain the lines.
- ☐ Test your sump pump by pouring a bucket of water into the pit.
  Winter thaw and ice damming send more water toward foundations than most people expect.
- ☐ Get the chimney swept if your fireplace or wood stove sees regular use.

Exterior

- ☐ Disconnect and drain garden hoses.
  Store them somewhere they won't freeze and crack.
- ☐ Clear gutters and downspouts before the first freeze.
  Standing water there turns to ice and can pull the gutter off the fascia board.
- ☐ Walk the roofline after any snow or ice event.
  Icicles along the eaves usually point to an attic losing heat, not just cold weather outside.
- ☐ Keep walkways and steps sanded or salted.
  DMV ice storms come with little warning.
- ☐ Check for tree limbs hanging over the roof or driveway, and have a tree service trim them.
  Ice load snaps weak branches fast.
- ☐ Screen dryer vents, soffit vents, and any gap a mouse could use to get in from the cold.

> *Premier and Estate members get their winter walkthrough done for them, items like these included, and logged in their Hometrue Record.*