



A Professional Property Management Company

Winterization Tips for Owners

Fall is a good time of year to begin preparing your home for the winter. As temperatures begin to drop, your home will require some low maintenance in order to keep it worry-free throughout the winter. Included are some easy tips on how to winterize your home or investment property.

1.) **Water Lines** – to prevent water lines from freezing and bursting during cold weather:

- Disconnect and drain all garden hoses from outside faucets and store, removing them from the harsh elements if possible.
- Sprinkler systems should be shut off and the lines drained.
- Always know where your water main is located in case you need to shut it off in emergencies.

2.) **Gutters and Downspouts:**

- Make sure that these are clear with no leaves or debris.
- Wet leaves and debris remaining in the gutter over winter adds a significant weight and volume to the gutter when frozen and increases water build-up on the roof.
- Make arrangements with PropM to have the gutters cleaned. We will be happy to get estimates for you through our preferred vendors.

3.) **Chimneys and Fireplaces:**

- If using a wood burner fireplace or vented gas logs, get a cap or screen for the top of the chimney to keep out birds and rodents.
- Make arrangements with PropM to have the chimney flue cleaned if it is needed. We will be happy to get an estimate for you.

4.) **Heating and Cooling Systems:**

- Replace the a/c and furnace filters **EVERY** 60 days.
- This ensures the most efficient economical operation of your system. Clogged filters can inhibit the operation of the system and cause costly repairs.
- Clean the registers throughout the unit.
- Check weather stripping and replace if it is old and deteriorated.
- Please make sure any window air-conditioners are removed and the window replaced to it closed position.

5.) If vacating (moving out) during the winter months:

- Shut off the main water supply valve.
- Open all hot and cold water faucets.
- Include tubs, showers, outdoor faucets and flush all toilets
- Mix antifreeze with water in a bucket.
- Pour at least a quart into the sink and in the tub traps first.
- For the toilets, pour a gallon into each toilet, then flush to dislodge the water. The antifreeze will collect in the toilet trap.
- If you are on a well/septic system, simply drain the water tap.

** For owners, PropM Homes offers a Winterization Service with a preferred vendor for a fee, which handles items such as the ones listed above for all properties. **Please call us at 888.780.2938 to request an estimate and to schedule.***

Following these easy tips will help ensure your home with low maintenance during the winter months. Energy-efficient insulated glass doors and windows which insulate and lower heating bills always look mighty attractive to an interested tenant!

Thank you for taking the time to properly winterize your home/investment property. Be safe and enjoy the upcoming winter months and holiday season, worry free!!!

Thank you and we wish you a great holiday season!

propM Homes

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