

HOW TO WINTERIZE YOUR LISTING

With cold weather approaching, it's crucial to winterize vacant properties under contract. Protect your listings from winter damage with these essential tips to keep them warm and damage-free throughout the season.



Insulate your home: Ensure your listing is well-insulated to keep the heat and cold air inside. Check windows, doors, and walls for any leaks or drafts.

Check your heating system: Before winter weather arrives, have your heating system inspected by a professional. This will ensure it is in good working condition and keep your listing warm during winter.

Adjust your thermostat: Ensure the home stays warm as temperatures drop, aiming for the heat to turn on before it reaches 50°F inside. For vacant homes, maintain temperatures between 50 and 60°F to prevent freezing.

Add insulation to the attic: Insulating the attic floor helps maintain warmth in the living spaces, reducing the chance of ice dams. Effective insulation cuts heating bills during unoccupied months, potentially adding value when selling due to reduced heating and cooling expenses.

Protect your pipes: To prevent pipes from freezing, insulate them and keep the home at a consistent temperature.

Clear your gutters: Clean the gutters to prevent ice dams from forming. Ice dams can damage the roof and cause leaks in the home.

Trim trees and bushes: Trim any trees or bushes close to the home to prevent them from falling on the house during a winter storm.

Check for drafts: As temperatures drop, inspect the listing for drafts, focusing on windows and doors; seal any gaps with caulk and apply weatherstripping for better insulation.

Have monitoring devices installed and updated: Ensure the installed devices are capable of prolonged monitoring. Verify that all the devices, such as smoke alarms, have had their batteries checked and replaced.

Stay informed: Keep up-to-date with the latest weather forecasts and emergency alerts. This will help you prepare for any winter storms that may be headed your way.