

Winterizing Your Vacation Home

Indoor Maintenance:

- Service/inspect the furnace and heating system. (Replace the house air filter, while you're at it.)
- Test smoke detectors and carbon monoxide alarms.
- Inspect and repair weather stripping around doors and windows to ensure a tight seal.
- Check attic, basement, and crawlspace insulation and replace as needed.
- Inspect corners and cabinets for evidence of bugs or mice.
- Check faucets and drains for drips and leaks.

Outdoors Maintenance:

- Inspect and repair roof and siding as needed.
- Clean the gutters before the heavy rains arrive. Repair or replace them if they are drooping.
- Make sure that water is draining away from your house.
- Check attic, basement, and crawlspace insulation and replace as needed. Replace any missing or broken insulation blocks in your foundation.
- Remove dead trees or tree limbs.
- Inspect/Repair/Insulate outdoor pipes and spigots. Disconnect, drain, and store hoses.
- Clear weeds and brush from around your home (even if it looks dead).
- Clean out the fire pit. Store patio furniture, BBQs, and recreational equipment in a dry place.
- If you have a generator, make sure it's prepped and in ready-to-go condition. Have fuel on hand.

If You Plan to Leave for Winter:

- Turn off the house's natural gas at the meter (just in case there is a leak inside).
- Turn off the house's water and drain the pipes.
- Turn off the hot water tank and drain it (to protect the heating elements from corrosion). Also check the sump pump (if applicable).
- Drain toilets and put non-toxic anti-freeze in the bowl. Cover the toilet bowl with plastic wrap. (It's not a prank—it prevents gases from the sewer/septic system from entering your house.)
- Vacuum, sweep, and dust the corner cobwebs.
- Unplug as many appliances as possible, especially if you leave the power on while you are gone.
- Clean out the cabinets and pantries. Leave the doors open to prevent mold/mildew.
- Clean the oven and leave the door open.
- Clean the dishwasher and leave the door open to prevent mold/mildew.
- Leave the washing machine/dryer doors open.
- Clean and defrost the refrigerators/freezers. Turn off for the winter and leave the doors cracked.
- Any non-perishable food left behind should be stored in rodent-proof containers. (It's better not to leave any food behind.)
- Cover chimneys to prevent animals from nesting.
- Notify the post office and police office that the residence will be vacant for the season. (Don't forget to inform them when you get back.)
- Remove all valuables and close the curtains.
- Take out all the trash. Make sure it is picked up or drive it to the dump to prevent animals getting into it over the winter.
- Consider a Vacation Property Management service.



The Rarden Team



Colette Rarden, Mg Broker
Colette@TheRardenTeam.com
425-327-3915

Hailey Holbrook, Realtor
Hailey@TheRardenTeam.com
425-974-9312