

## **BLOG POST – CONTENT FOR A REAL ESTATE BROKERAGE**

### **TURN YOUR HOME INTO A LEAN, MEAN, WINTER-FIGHTING MACHINE**

Eggnog? Check. Festive holiday music? Check. Presents for loved ones? Check. The winter season is (snow) packed full of exciting activities and events, but many times, Midwesterners forget about the basics of survival during this relentlessly cold time of year. That survival starts at home, a space that not only serves as a refuge from the elements, but one of the most significant investments in a person's life.

Following are guidelines you can use to ensure your house is lean, mean and ready to fight the winter machine:

**CHECK It:** This is probably the easiest of the guidelines to follow – simply asked: does your heating system work? Run your heat source for a few hours, adjusting the thermostat to different temperatures to see if the numbers will hold. If you're running into issues, contact your local service technician as soon as you can, so you don't run the risk of living in a four-bedroom, two-bathroom igloo for a night or two.

**INSULATE It:** Whether its fiberglass, mineral wool or cellulose, all home walls should be lined extensively with insulation, to ensure the warmth emanating from your heating unit doesn't escape from the home. If your insulation is thin or ripped, it can be next to impossible to maintain a consistent temperature, and ultimately require more energy (and your money), to keep your interiors at a comfortable level during the winter.

**CLEAR It:** Before sub-32-degree days become the norm, it's imperative to take a spin on your ladder to ensure there is no dirt, leaves, rogue baseballs, etc. in your home's gutters. If there is – remove it. If you don't, as the snow and ice melt off the rooftop, that clutter will prevent proper drainage, diverting the precipitation back into the walls of the house, creating the chance for water damage.

**SEAL It:** Windows, doors and any other openings in your home to the outside world, require proper sealant around the perimeter. Be sure to check the state of the sealant, if it's in good shape, you're set for the winter, if not, caulk the area to fill any holes. It's important to remember that you may be safe for the duration of the season, but homeowners should monitor these spaces at various points throughout the year. You never know when the sealing material will deteriorate from the elements, or any unforeseen circumstances.