

MAPLE LEAF MANAGEMENT

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Winterization Checklist

Important Steps for Preparing Your Home for Winter

Prevent Plumbing Freezes

Disconnect and drain garden hoses. Most frozen pipes are a result of failure to disconnect hoses or turn off outdoor shut off valves. If you have shut off valves for your hoses in the house or basement, don't forget to turn them off.

Insulate any exposed plumbing pipes with a faucet cover. You may purchase these at Home Depot or Lowe's for 98 cents each.



Heating System

Make sure you have plenty of heating fuel. Do not allow oil to run low; you run the risk of running out and freezing pipes. The bottom oil sludge in your oil tank causes clogs in your oil line and nozzle.

Fireplace

If your home has a fireplace, be sure the chimney is cleaned and ready for use before lighting any fires. Inspect the flue and make sure it closes properly to eliminate drafts when the fireplace is not in use. Please let us know if you think it is time to clean the chimney or call **Sound Chimney 425-672-0946**.

Windows and Doors

If your home has a storm door(s), be sure to place the glass in position as many storm/screen doors require you to slide the glass into place when the weather gets colder.

If your home has storm windows, remember to close them or replace them properly.

Roof, Gutters and Drains

Check your roof for loose or broken shingles and report any to us. Be sure your gutters have been cleaned free of leaves, sticks and debris, so you will have proper drainage. Make sure your drains are clear of fallen leaves. The #1 cause of water damage inside of a home is a clogged drain that leaks water into the home during a heavy rain storm.

Call **Abella Window & Gutter Cleaning 206-234-7973**.

Smoke Detectors, Fire Extinguishers and Carbon Monoxide Detectors

Test your detectors to make sure they work. Replace batteries if needed. Have spare batteries available. All homes should have a working Carbon Monoxide Alarm by January 1, 2013.

Leaving the Home Vacant

If you are going to be away for an extended period of time during the winter:

- Water coming into the house must be turned off.
- Turn off your hot water tank at the breaker.
- Do not turn off the heat. The heat should be left at about 60 °F so that there is not a chance of the pipes freezing during a storm.
- Let us know if you will be away and provide us with the name and phone number of who will be looking after your home.;