



Robin Talks Real Estate

Winterizing Your Home Increases Its Value

Winter has officially settled in since you heard from me last. Ice. Snow. Wind. The works.

Realtor Robin Jones

If you didn't winterize your home at the beginning of the season, it's not too late. There are still some steps you can take to make your home safer and more comfortable AND some even increase in value whether you're selling it now or 5 years from now.

You don't have to do it all in one day. Take a day to size up your projects and create a list for necessary purchases. Then, begin your work another day.

- Replace the filter in your furnace.
- Have a heating/cooling expert look at your furnace to ensure it is operating at its top efficiency.
- Clean your registers.
- Install a hot water heater insulating blanket to conserve heat.
- Purchase pipe insulating material to insulate all exposed pipes in your basement. At the very least, use some heat tape to cover the pipes.
- Switch the direction of the ceiling fan's blades. This will maximize the circulation of heated air in the room.
- Add insulation plates to electrical outlets to minimize heat loss due to air leaks.
- Caulk or apply weather-stripping around problem draft areas.
- Test the flue for each fireplace to make sure it is tightly sealed when closed.
- Keep extra water and canned food in storage just in case.

Remember, a little time and investment now can save you from big, expensive repairs in the long run.

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