



LONG RIVER

HOME INSPECTION

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Winter Season Home Maintenance Checklist

- **Regularly monitor your home for ice dams.**

Remove any icicles from the home that may fall and cause damage. If you utilize a roof rake or shovel, be sure to not damage the shingles while removing snow. Hire a professional to avoid personal injury if water is entering the home. There are a few tricks to help break open the ice dam. Laying calcium chloride (do not use rock salt) perpendicular to the ice dam can create a channel with which the water can flow through. You can attempt to break it up, very carefully, with a blunt mallet. Ultimately though, you will want to note where these issues are occurring and then address in the spring with an evaluation on your ventilation and insulation in the home.

- **Test your GFCI outlets, any AFCI outlets or breakers, and exercise the breakers in your electrical panel by turning them off, then back on again.**

Check for damaged cords, plugs, or outlets. As always, be extra careful when working with electricity.

- **Check that all interior and exterior doors open, close, latch, and lock properly.**

Check for any loose hardware on cabinets and drawers throughout the home that may need to be tightened up.

- **Store wood away from home.**

If you have a fireplace or wood-burning stove, keep the wood stored at least 20 feet from the home.

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- **Check grout and sealant on bathroom and kitchen tiles (and any tiles in wet areas).**

Re-seal and grout if there are any sections that have deteriorated. This will help maintain the waterproof envelope and prolong the life expectancy of the material.

- **Utilize a programmable thermostat to schedule an appropriate time to call for heat and turn heating system off to maximize efficiency.**
- **Familiarize responsible family members with location and fuel shut off valves, appliance shut off valves, and the main water shut off vale.**
- **Vacuum and clean any electric baseboard or space heaters on regular basis to prevent any dust & lint build up.**
- **For homes on a private well, have the water tested and system checked. If a water treatment system is installed, have it professionally serviced. This should be done on an annual basis.**
- **Make sure all electrical holiday decorations have tight connections and are displayed in a safe and secure manner.**

