

SUGGESTED TIPS FOR PREPARING YOUR TOWNHOME FOR WINTER 2009-2010

There are steps that should be taken in the fall to make sure your home is prepared for the winter and the harsh weather conditions that can occur in Sussex County near the beach. Wind is a serious consideration.

OUTSIDE DECKS/PORCHES

- Secure or bring inside all items i.e. bikes, grills, beach chairs etc.
Do NOT bring propane gas tanks inside.

WATER HEATER

- Do an annual inspection of your water heater – this includes having the tank pressure and temperature relief valve checked
- Drain two (2) gallons of water from the bottom of the tank to remove sediment to improve heat transfer and provide more efficiency

WASHING MACHINE

- Turn off water when home is not occupied

DRYER

- Clean the lint filter with each load and occasionally check and clean the outside vent – wash your lint filter with soap and water

HEATING AND COOLING SYSTEM

- Unit should be kept at a minimum of 55 degrees during winter months to prevent pipes from freezing when unit is not occupied.
- Forced warm air system – check the exhaust vent and air shutter openings for dirt/dust. Clean any lint/dirt from blower blades, and motor - If you have a gas heater clean any dust/dirt from motor and Burner.
- Vacuum air passages
- Check and replace if needed, all fan belts

- Wash the reusable filter or replace if it is disposable – a clean filter will help prevent airborne dust from circulating through your home

There are many good companies in this area that provide HAVAC services and have annual maintenance contracts available. An annual contract is a good idea, especially as the systems age and for those that are not permanent residents.

DOORS AND WINDOWS

- Check doors and windows to be sure they are properly sealed – this will help prevent heat loss
- Repair and replace weather stripping around doors and windows where needed
- Check for loose or missing glazing putty and caulking that may have deteriorated. This will help prevent leaks.
- Install your storm windows if stored

WATER PIPES

- Hoses **MUST** be removed from “frost-free” spigots to prevent breaks

FIREPLACE

- Before using your fireplace make sure it is in good working order

SMOKE DETECTOR

- Make sure your smoke detector is in good working order

FIRE EXTINGUISHER

- Recommended that you have a class A/B/C fire extinguisher readily accessible in your unit.

Before proceeding with any maintenance, check your owner’s manuals for proper instructions.