



Last Minute Tips to Winterize Your Home

Seal Leaks around Doors and Windows

- Can account for 10% of your heating bill
- Add/replace worn weather-stripping around doors & windows.
- Caulk gaps where necessary.
- If you have them, install storm doors and windows.
- Don't forget to winterize basement windows.

Heating System Checks

- Have a heating professional do a routine-check before cold weather arrives.
- If it has one, replace the furnace filter.
- Consider installing a setback thermostat. It regulates the temperature, allowing the home to be cooler when you are away or asleep.
- Fill oil or propane tanks.

Check the Fireplace

- Have the chimney inspected and cleaned.
 - Close the fireplace damper when not in use.
- For additional information about home maintenance:

Check for Adequate Insulation

- Proper attic insulation keeps your home warmer in the winter and cooler in the summer.

Check the Roof

- Replace loose shingles.
- Make sure the flashing around the chimney or vent pipes is watertight.
- Install a screen at the top of the chimney to keep leaves and other items out.
- Clean drain gutters and point downspouts away from the house.
- Trim tree limbs that are hanging over/touching roof.

Winterize the Plumbing

- Take care of known issues with pipes that freeze. Heat tape can be used to keep them warm during extremely cold weather.
 - Learn how to turn off water at its source so that you can stop leaks immediately if they start.
- www.homebuying.about.com/homemaintenance

Safety Reminder: Test your smoke and carbon monoxide detectors.

MOLD Inspections – Value to Clients

- MOLD exposure: Breathing in the spores from the air. Skin contact from handling an item that has mold growing on it. Eating without properly washing your hands after handling moldy objects.
- MOLD is found: Most often in moist areas as little black circles or thread-like white objects. Mold begins to grow indoors when mold spores land on surfaces that are wet or damp. Mold will not grow without water or moisture.
- MOLD elimination: If there is mold growth in your home, you must clean up the mold and fix the water problem. If you clean the mold, but do not fix the water problem, the mold will grow back.
- MOLD testing: To find out if mold is a problem in your home, you Must have a mold inspection conducted by your inspector.

Winter Storm Checklist:

- Candles and matches or lantern.
- Flashlight and batteries.
- Fill propane tank or buy charcoal for outdoor grills.
- Battery operated radio. Buy extra batteries.
- Hard-wired telephone (not cordless)
- First aid kit
- Containers of bottled water. Non perishable food to last a few days. Manual operated can opener.

- Mike Swaim, Certified Inspector
Arkansas Hometech Inspections, Inc.
State Registration No. HI 1247
479-927-3392

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