



## Preparing for Winter

A common oversight most homeowners make is not preparing their home for winter weather. As a courtesy to you, we have provided TEN important things you should know and do before winter comes:

1. **Change or clean furnace filter(s)**, and inspect your furnace. This saves you money on your utility bills and future repair bills.
2. **Remove all exterior hoses** from your taps before the first freeze. Otherwise it will freeze and break your pipes inside your home.
3. **Reset your programmable thermostat** to winter temperatures (or buy one if you don't have one). This is the most cost effective way to significantly reduce your monthly utility bills.
4. **Check all exterior venting/flues** (chimney, furnace, dryer and exhaust vents) for obstructions, deposit buildup, clearances, or animal/ wasps' nests, etc.
5. **Check gutters, eaves, and roofs** for leaf and other material buildup. Check that downspouts and splash-blocks are in place to insure proper drainage away from your home and so that basement window wells will not flood.
6. **Trim trees/bushes** of any dead or extended branches that ice, snow or wind may break causing damage to your home, car, or person(s).
7. **Close all vents in cold storage** and crawl spaces that are normally open for summertime ventilation/airflow.
8. **Check caulking and weather-stripping** around exterior doors and windows to make sure your home is airtight. See that all windows are shut and locked to ensure against any air penetration.
9. **Turn off your sprinkling system's** stop & waste valve and turn off your swamp cooler shut off valve and drain it if you have one. As well, you should know where your other shut-off valves are (water main, gas, electricity, etc) in case of an emergency repair.
10. **If you are going away for an extended** period turn off your main water shut-off valve inside your home. However, never turn your thermostat below 55 degrees during extreme cold months guarding against frozen pipes. (Note: depending on your plumbing locations and insulation efficiency of your home you may need to set temperatures even higher.)

Be assured, if you'll follow these simple tips, you will be ready for winter's cold weather. ***If you know any elderly couples, widows or those not physically able*** to do these winter preparations, please give them a hand or call us (or email us) and we will do it for them. Lastly, we at Patterson Home hope you a safe and enjoyable winter!

***Oh by the way***, since a large percent of our business comes by word of mouth, we have created a **Referral Reward** (*money, home improvements, vacation packages*) for your referrals of friends, family and acquaintances that in turn buy from us. It's a win-win three ways. You not only receive a reward while we receive a sale, but your referred person receives significant additional options and discounts on their new home - all because of you! Simply go to [www.phutah.com](http://www.phutah.com), and click on "Referral Reward."