

Winter 2009/2010 Newsletter

Will Your Home be Protected This Winter?

by Peter Mangiameli

Although autumn is a wonderful time of year, harsh winter weather is around the corner. Homeowners on the East End should protect their homes from the harsh climate by implementing the following programs of maintenance.



The Farmer's Almanac 2009/2010 is calling for "...colder than normal...snowier than normal...below normal temperatures...down most of the Atlantic Coast." [Visit the Farmer's Almanac web site](#)

With winter weather imminent, it is necessary to take precautionary measures to avoid residential disasters that are way too common. In more than two decades servicing homes in the Hamptons, I have seen countless mishaps. All of them, however, could have been avoided by having the home inspected prior to the winter season.

Second to an Annual Inspection, seasonal maintenance is the next step to avoiding an insurance claim. On the right is my winter checklist of specific measures that should be scheduled to ensure your home is in good shape. Gutters should be cleaned to prevent any flooding or leaks that could occur from blocked drains or ice damming. Your home should also receive extensive exterior weatherproofing. The HVAC system should be fully serviced. This includes, filters, humidifiers, de-humidifiers, and duct cleaning. Screens should be replaced with storm windows at doors, windows and porches. Window wells should be clear of any debris to allow proper drainage and to prevent animals from nesting! The fireplace should be inspected to guarantee that is functioning properly – When was the last time it was cleaned? Does your flue operate correctly?

To ensure enjoyment of your home in the Hamptons, someone must in place to inspect and maintain its systems during the winter months.