



## Construction Services Corner

### **Winter Maintenance Tips**

Maintaining and protecting one of your largest investments can be rather challenging and expensive. Here are some winter tips to help cut down costly repair bills and protect that investment.

#### Exterior

Make sure downspout extensions are in place and able to push water away from the foundation.

Regular gutter cleaning and raking snow off roofs should be done to prevent water from freezing and moving back under shingles. Caution should be taken when working on ladders and roofs. This should be left to professionals.

Make sure your grade slopes away from your foundation.

Keep snow piled away from mechanicals and utilities. These include dryer vents, fireplace vents, gas meters, electrical boxes, furnace exhaust and intake ports, fire hydrants, etc.

Complete a visual inspection to siding, roofing, gutters, caulking around mechanical penetrations and doors/windows. Make repairs before they become a costly problem.

Seal concrete cracks and try to avoid water from penetrating under drives and sidewalks. During these winter months, freezing water under concrete can lead to heaves and more cracks.

Disconnect all hoses from exterior water sources. Failure to do this could result in broken water pipes and property damage.

#### Interior

Replace furnace filters per manufacturer recommendations.

Replace smoke detector batteries.

Do not use extension cords to supply power. Codes regulate the positioning of electrical receptacle outlets and a flexible cord should not have to reach more than 6' in any direction of a wall to a receptacle outlet.

Keep spaces around furnaces, hot water heaters, fireplaces, electrical panels, appliances, space heaters, etc. clear for safety. Some appliances need space for combustion air. These areas should not be utilized for storage.

Do not utilize mechanical pipes, plumbing pipes, or electrical conduit for hanging or supporting items.

Repair leaky faucets, toilets, etc. before they become a major problem.

Routinely clean dryer lint from dryer and vent extension to the exterior. The exterior vent should have a damper, but not a screen. Also remove lint buildup around appliance coils. Excessive lint buildup can cause fires.

Complete a routine maintenance service to furnace and air conditioner to minimize problems during the high demand months. Contact a certified professional for this maintenance.

If you have young kids, kid proof all open receptacle outlets, and make sure all guard rails and handrails are in place and secure. Also make sure windows that are close to the floor are locked.

Lastly, if you are looking to do some remodeling, give us a call and we would be glad to assist you with the permit application.

This is just a short list of some things you can check during these winter months to help protect your family and property. Remember we as the Building Department are here to enforce codes that safeguard health, safety, property, and public welfare. Give us a call if you have any questions.

Your Clive Construction Services Division,

David Churchill – Construction Services Administrator

Ryan Mayer – Building Inspector

Useful links:

[www.rd.com/familyhandyman](http://www.rd.com/familyhandyman)

[www.homedepot.com](http://www.homedepot.com)

[www.lowes.com](http://www.lowes.com)

[www.hometime.com](http://www.hometime.com)