

FREE GUIDE FROM SINGING RIVER SERVICES

MOUNTAIN HOME WINTER-READY CHECKLIST

A walk-through for cabins and homes in the high country. Work through it before the first hard freeze, and again before you leave for the season.

PLUMBING AND FREEZE PROTECTION

- ☐ Find and tag the main water shut-off; make sure it turns freely
- ☐ Insulate exposed pipes in crawlspaces, garages and exterior walls
- ☐ Plug in and test heat tape; check the GFCI outlet it runs on
- ☐ Disconnect hoses and drain outdoor spigots
- ☐ Drain the swamp cooler, shut off its water line and cover it
- ☐ Open sink cabinets on exterior walls during cold snaps
- ☐ Know how to drain the water heater and lines if the home sits empty

ROOF, GUTTERS AND EXTERIOR

- ☐ Clean gutters and downspouts
- ☐ Check roofing, flashing and fasteners for damage
- ☐ Have a plan for heavy snow on the roof and ice dams
- ☐ Trim branches that hang over the roof
- ☐ Stake the driveway edges, propane tank and water shut-off
- ☐ Seal gaps and screen vents to keep rodents out

HEAT AND SAFETY

- ☐ Service the furnace or boiler and replace the filter
- ☐ Have the chimney and wood stove inspected and swept
- ☐ Test smoke and CO detectors; replace batteries
- ☐ Check propane level and schedule a delivery
- ☐ Keep furnace, water heater and dryer vents clear of snow
- ☐ Keep a backup heat plan for power outages
- ☐ Stock flashlights, batteries and a few days of water

DOORS AND WINDOWS

- ☐ Replace worn weatherstripping and door sweeps
- ☐ Caulk gaps around window and door trim
- ☐ Check that doors and windows close and lock tight
- ☐ Install storm windows or doors if you have them
- ☐ Look for drafts on a cold, windy day

IF YOU LEAVE FOR THE SEASON

- ☐ Set the thermostat no lower than 55°F, or fully winterize
- ☐ Shut off the main water and drain the lines if you turn off the heat
- ☐ Install a Wi-Fi temperature or freeze alarm
- ☐ Line up someone local to check the home after storms and outages
- ☐ Leave a key and your contact info with that person
- ☐ Ask your insurance company about vacancy rules

SIGNS TO CALL FOR HELP

- ☐ Low water pressure or no water at a faucet
- ☐ Frost on exposed pipes
- ☐ Water stains on ceilings or walls
- ☐ Icicles forming along the roof edge
- ☐ Doors that suddenly stick or won't latch
- ☐ A CO alarm going off – leave first, then call

YOUR HOME'S KEY INFO

MAIN WATER SHUT-OFF LOCATION

BREAKER PANEL LOCATION

PROPANE COMPANY AND PHONE

FURNACE / BOILER SERVICE COMPANY

LOCAL KEY HOLDER AND PHONE

INSURANCE AGENT AND PHONE



RATHER HAVE US HANDLE IT?

Cabin Winterize Package – \$189 flat

Shut-offs and drain-down, heat tape check, weatherstripping, smoke and CO test, and a photo report.

Cabin Watch – \$79/month

Monthly walk-throughs, photos after major storms, freeze checks and priority repairs while you're away.

Call or text 281-732-8263 · jesse@srconstruct.com