

The Landlord's Guide to Winterizing Your Rental Properties

Outdoor Home Winterization



PREVENT FROZEN PIPES

Turn off any exterior faucets or hose bibs



SERVICE HVAC SYSTEMS

Replace furnace air filters and test systems



CHECK WINDOWS AND DOORS

Evaluate property for leaks and fix as needed



REMOVE WINDOW A/C UNITS

Remove and drain window AC units



REVERSE CEILING FANS

Switch fans to a reverse position which forces warm air that has risen back down into the room.



SET THE TEMPERATURE

Set thermostats to 60 degrees to protect against frozen pipes. Programmable thermostats allow you to maximize efficiency.



THE DRIP SYSTEM

In extreme temperatures, allow a small drip to flow and keep under sink cabinet doors open to allow heat to circulate.



TEST SMOKE ALARMS

Fireplaces, furnaces, and heat sources can be dangerous. Check all smoke and CO2 detectors to ensure they are functioning properly.



CLEAN CHIMNEYS

Check the fireplace and chimney by hiring a professional. Instruct tenants to keep the area clean and flue closed when not in use.



INSULATE EXPOSED PIPES

Wrap pipes along outside-facing walls with insulating foam. These are at the biggest risk of freezing in colder temperatures.



ADD INSULATION

Ensure attics have the recommended 10 to 14 inches of insulation for optimal heat retention.

Indoor Home Winterization