

Ready or Not—Winter Weather is Heading for Charlottesville

Officially, it may not be Winter in Charlottesville yet, but the end of November is more than a signal to turn to the last page in 2017's calendar. It's definitely time for Charlottesville residents to secure their homes against the frosty morning windshields Mother Nature will be providing sooner or later.

Even in places where a November heat wave makes it hard to focus on the inevitable onslaught of chilly weather, there are some household Winter preparation tips that apply equally to all areas of the country. Here are four tips to benefit just about every Charlottesville household:

1. **Tune up the heating system.** Instead of hoping that the heat pump or furnace will make it through another year on its own, a preventive tune-up will result in lower fuel bills all winter—not to mention saving you from becoming 15th in the repair line when it fails on the coldest night of the year (when else would that happen?).
2. **Check the “overhead”** (that is, the roof, gutters, vents, and chimney). Clearing leaves, pine needles or anything else up there can reveal spots vulnerable to leaks—or breaks in flashing seals. Water damage is much more costly to correct than are small-area roofing fixes.
3. **Mow any remaining leaves.** If your yard still has leaves, mow rather than rake them. University studies have proven that leaves cut into dime-sized pieces (which take several passes) will settle among the grass blades, nourishing them throughout the winter.
4. **Eliminate drafts.** Every winter, Charlottesville homeowners lose truly astonishing amounts of heat due to air leaks. In addition to testing windows for rattles and door jams for gaps, the Department of Energy recommends an exterior walk-around to inspect all areas *where two different building materials meet*. With a caulk gun handy, also check cable and phone line entrances and where dryer vents pass through walls.

Based on a prediction for low sunspot activity, this year's *Farmers Almanac* calls for a chilly winter—while NOAA concentrates on the 70% chance for a La Nina (which might bring normal precipitation except in the drier South).

In other words, Charlottesville's winter weather outlook is anybody's guess.

The foolproof solution is, as always, to be well prepared. In addition to anxiety relief, a side benefit of a consistently well-maintained home becomes evident when you put it up for sale—which is also when you should give me a call!



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SETH BATTON

REALTOR, ABR®, e-PRO®, GREEN®

Born and raised in the Shenandoah Valley of Central Virginia, I love everything outdoors. Most of my free time is spent hiking, rock climbing, playing water sports, or cooking out on the back deck with friends. As a child, my parents built me with the core values of a southern gentleman. Trust starts with honesty and honesty builds integrity. I'm a technology guru! One of my favorite hobbies is restoring old homes in depressed neighborhoods to meet the needs of our generation today. My mission is to build a career worth having, a business worth owning, and a life worth living. Being GREEN® is more than just the resource efficiency of your home. It's a lifestyle choice! Let's discuss how to minimize your carbon footprint in everyday life by simplifying your daily commute, decreasing your household energy costs, and boosting the efficiency and sustainability of your daily routine!

I'm an Accredited Buyer's Representative (ABR®) with the National Association of Realtors. Which means I have extensive training to help walk you through the home buying process from start to finish. From lenders and home inspectors to mortgage agents and closing companies, together we will find the best home for your family's needs!

As an e-PRO®, I can show your home to over 500 million visitors today. And you don't even need to vacuum! Curb appeal isn't just about looking good from the street. It's about looking good from the digital highway!

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