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Your Winter Home Maintenance Checklist

Fluffy snow and sparkling icicles may make for a winter wonderland, but they can also bring on drafts, fallen tree limbs and worse (hello, ice dams). Avoid spending your holidays handling winter-related disasters with a bit of preventative maintenance — Here is the lowdown on the best ways to prevent ice dams, frozen pipes and other winter woes.

1. **Stay ahead of ice dams.** Ice dams form because the edges of a home's roof are colder than the upper regions (where more insulation is below), causing ice to form around the eaves. Snow melts above, and the melted snow backs up behind a "dam" of ice, potentially causing leaks and permanent damage to the roof and home — if you've ever experienced an ice dam on your roofline, you know what a nightmare it can be.

Before winter weather sets in:

- Remove debris from gutters — water can back up, causing leaks and ice dams or damage to your roof and siding.
- Inspect and upgrade attic insulation and ventilation.
- Purchase a roof rake.
- Remove snow as quickly as possible after storms — use your roof rake to regularly remove snow from the roof of your home (or hire someone to do this for you).
- What to do if you notice the beginnings of an ice dam:
- Carefully remove snow and ice if possible without damaging roof and gutters.
- If you have heat cables, turn them on. Heat cables cannot prevent or fully remove ice dams, but can melt enough of the ice to create a channel for water to flow out, preventing some damage.

2. **Keep an eye on trees.** Big snowfalls can settle onto tree limbs, making them heavy and more prone to breaking — which can be especially dangerous if a tree is within reach of your house. Ease the burden on your trees by brushing off snow after each snowfall, using a broom to extend your reach. Don't shake the tree to remove snow, since this can cause brittle limbs to break. Proper tree maintenance in the fall, paired with regular snow removal, should help prevent breakage — but if a limb does fall during winter, have it removed as soon as weather permits.

3. **Keep paths cleared of snow and ice.** Regular shoveling (or snow blowing) is the best way to keep walkways, driveways and sidewalks safe and ice-free all winter. Keep some pet- and plant-safe ice melt or sand on hand to provide traction on stairs and other slippery areas, and flag the edges of your driveway and sidewalk so you know where to stop shoveling when the snow gets deep.

If you plan to be away during the season (and your area gets snow), hire a service in advance to clear the snow while you are away. Some cities give tickets if you allow the sidewalk in front of your home to become impassable, because this creates unsafe conditions for pedestrians.

4. **Have your fireplace cleaned.** If you haven't done so yet, have your fireplace cleaned by a certified chimney sweep. Regular cleaning is a necessary safety measure for wood-burning fireplaces and wood stoves, since buildup of creosote (from past fires) inside the chimney can potentially cause a house fire. Gas fireplaces should be checked too — even though gas is a clean-burning fuel, there could be an old nest or other debris blocking the chimney.

5. **Prevent frozen pipes.** Because water expands as it freezes, frozen pipes can burst, leading to extensive water damage and costly repairs.

Steps to prevent pipes from freezing in winter: Insulate pipes - at least those by windows and doors, and in unheated areas of the home.

- Disconnect your hose from the outside hose bib (outside faucet).
- If prone to freezing, leave faucets dripping slightly — the theory is that running water does not freeze.
- Keep the heat set no lower than 55 degrees Fahrenheit (12.7 degrees Celsius) when you are away.

Too late? Here's what to do if a pipe freezes:

- Turn on the tap of the frozen pipe and leave it open while treating the pipe.
- Allow warm air to flow safely to the affected area — always use any heat source (electric heating pad, blow dryer, space heater) safely to avoid potential harm and damage to your home and its occupants.
- If you've found one frozen pipe, check all the taps in the house — if only a drip comes out, there is likely another frozen pipe.
- If you cannot access the frozen pipe, or if your efforts to thaw it do not work, call a licensed plumber.

6. **Protect entryway flooring.** Between tracked-in snow, ice, road salt and sand, entryway floors can really take a beating in the winter. Increase the longevity of your flooring by using floor mats both inside and outside each entrance to your home. Provide a boot scraper or brush outside for removing excess snow, and a waterproof tray inside for placing wet shoes and boots.

For Full article go to: <https://www.houzz.com/ideabooks/55572864/list/your-winter-home-maintenance-checklist>

October Home Sales Remain Strong, with year-to-date Sales Surpassing 10,000 Homes



The London and St. Thomas Association of REALTORS® (LSTAR) announced 757 homes exchanged hands last month, slightly down 10.2% from the same time a year ago. Year-to-date sales are up 10.6%, with a total of 10,111 homes sold, marking the second consecutive year residential sales have surpassed 10,000 across the region. In October, the average sale price across London and St. Thomas was \$325,331 up 14.2% from the same time a year ago. The average year-to-date sales price was \$330,497 up 18.3% from October 2016. According to a research report¹, one job is created for every three real estate transactions and approximately \$53,000 in ancillary spending is generated every time a home changes hands in Ontario. "Based on the monthly total for October, that translates into creating approximately 252 jobs and positioning us to potentially generate more than \$40 million back into the local economy," said the President of LSTAR.

No v 2, 2017 - London & St. Thomas Association of REALTORS®.

Year-to-date	October 2017	October 2016
Sales Activity	6,926	13.4
Dollar Volume	\$2,341,222,730	34.7
New Listings	8,922	1.5
Active Listings	842	-37.3
Sales to New Listings Ratio	77.6	69.5
Months of Inventory	1.2	2.2
Average Price	\$338,034	18.7

Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces, Altus Group Consulting, 2013.

Breakdown of October Residential Sales

Type	October 2017	October 2016
London CMA (includes St. Thomas & Surrounding Area)	757	843
City of London	509	554
London North	155	161
London East	167	183
London South	187	210
St. Thomas	67	85
Strathroy	25	18
Middlesex County	57	75
Elgin County	52	45

London & Surrounding Area Events

Dancing in Poppies, Main Stage at the Palace Theatre - November 2-12th

<https://www.londontourism.ca/Events/Dancing-in-Poppies>



The Diary of Anne Frank, Original Kids Theatre Company - November 10-12th

<https://www.londontourism.ca/Events/The-Diary-of-Anne-Frank>

St. Thomas-Elgin Artists' Guild Annual Art Show & Sale, CASO Station - November 10-12th

<https://www.londontourism.ca/Events/St-ThomasElgin-Artists-Guild-11th-Annual-Art-Show-and-Sale>

Merry Makers Fair - A Local, Handmade Event

Covent Garden Market - November 12th

<https://www.londontourism.ca/Events/Merry-Makers-Fair--A-Local-Handmade-Event>

Sass Jordan - Aeolian Hall Musical Arts Association November 15th

<https://www.londontourism.ca/Events/Sass-Jordan>

Lighting of the Lights, Victoria Park, December 1st

<https://www.londontourism.ca/Events/Lighting-of-the-Lights>



London Santa Claus Parade, Dundas St. from Egerton to Ridout St November 18th

<https://www.londontourism.ca/Events/London-Santa-Claus-Parade>

Hyde Park Santa Claus Parade, Sherwood Forest Mall lot November 25th

<https://www.londontourism.ca/Events/Hyde-Park-Santa-Claus-Parade>

A Christmas Carol, Grand Theatre - November 28-30th

<https://www.londontourism.ca/Events/A-Christmas-Carol>

38th Christmas Craft Festival, Western Fair District November 30th - December 3rd

<https://www.londontourism.ca/Events/38th-ANNUAL-CHRISTMAS-CRAFT-FESTIVAL>

NEW OFFICE LOCATION
WE ARE MOVING IN SOON TO . . .

The London Roundhouse
240 Waterloo Street
As of November 28th, 2017

If you have friends, relatives or co-workers looking to make a move and would like additional information, contact us for a free market evaluation of your home.

If you are thinking of selling, please contact us for a complimentary comparative analysis of your home.