



# TIPS TO PROTECT VACANT LISTINGS IN WINTER

## 1

### **Insulate exterior spigots**

Install insulated covers to prevent freezing and burst pipes.

## 2

### **Keep the heat on at a safe setting**

Aim for at least the mid sixties to protect plumbing and reduce humidity concerns.

## 3

### **Run water occasionally**

Flush toilets and run faucets once a week if possible to keep traps from drying out and prevent odors.

## 4

### **Check windows and doors**

Make sure everything closes tightly and is locked to reduce drafts and moisture intrusion.

## 5

### **Monitor humidity levels**

Use a small dehumidifier or moisture absorbers in basements and crawl spaces.

## 6

### **Clear gutters and downspouts**

Standing water from clogged gutters can lead to roof leaks or foundation issues.

## 7

### **Arrange periodic walkthroughs**

A quick weekly check helps catch leaks, pests, or broken HVAC before issues escalate.

## 8

### **Keep exterior lights on timers**

Good lighting makes the home feel cared for and discourages unwanted activity.

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