

There are some advantages that come with selling in the winter. The biggest competitive advantage a seller has in the wintertime is less competition. Typically there are fewer homes for sale in the winter than at other times of the year.

Most sellers will wait until early Spring to market their home. This benefits a seller as buyers have fewer choices. Additionally while winter is usually much slower for home sales, the buyers looking are almost always more serious especially in areas where the weather is inclement. Unless they are really serious about buying a home it is doubtful a buyer will make a practice of going out and looking at homes in the rain and freezing temperatures.



## Inspect Your Roof

It's very important before winter hits, that you inspect your roof. A proper roof inspection can provide "peace of mind" and also can help eliminate the chance of a costly repair. If you decide to inspect your roof yourself there are certain things you should be on the look out for. It's important you make sure that everything is intact and securely attached. Be on the lookout for holes or cracks in any of the flashing around your roof vents. Holes or cracks in roof flashing can lead to water coming inside your home, so it's important to make sure the flashing is solid and intact on your roof.

## Clean Your Gutters

Before the winter hits, it's important to clean your gutters. Clogged gutters are one of the most common culprits of water damage in a home. It is important to make sure your gutters are clear of leaves and debris from trees, such as small sticks.

## Clean Your Chimney

Make sure your chimney is inspected and cleaned. A chimney is used most frequently during the cold winter months and it's important to keep your home and your family safe, so be sure that it's safe to use. It is suggested to hire a professional as they have a trained eye to look for deficiencies in your chimney, which most homeowners do not have.

## Put Away Lawn & Patio Furniture

Lawn and patio furniture is designed to be pretty durable. This doesn't mean that all of your lawn and patio furniture should remain outside all winter long and endure the elements of winter. It is important you put away lawn and patio furniture that should absolutely not remain outside. Furniture that is made out of aluminium can generally remain outside. Furniture that is made out of softwoods such as pine or cedar need to be stored in a dry area to prevent damage.

## Check For Drafts

Did you realize that your power bill may be much higher than they should be during the winter months because The most common solution to fix a draft in your home is by installing weather stripping. There are many different types of weather stripping that can be used to prevent drafts in your home. Properly installing weather stripping in your home is a great way to reduce drafts in your home during the winter months and a step in the right direction to saving you money on your power bill.