



Weatherization

One of the most significant issues confronting many of the homeowners we assist is high utility bills during the winter. So it is important that we look for ways that we can improve the weatherization of their home. We have identified below several areas that we have observed as significant problems at past homes that can easily be resolved with maximum benefit to the homeowner both in warmth and lower utility bills.

Seal openings to the attic and exterior.

Many of the houses we work on have had roof leaks that have caused collapse of plaster from ceilings. These openings allow heat to escape from the living space into the attic and need to be repaired. Many of these homes also have no exterior wall insulation, and when there is a hole in the exterior wall air again will escape from the living area. If there is also any damage to the exterior siding it will allow cold air to blow into the room. These openings need to be sealed.

Replace broken window panes.

Broken window panes are also common in many houses and need to be replaced. The glazing should be checked on all windows and re-glazed if necessary.

Weather-strip doors and windows.

All exterior doors should be inspected and sealed as effectively as possible. For houses that do not have air conditioning it is important to seal them in a manner that will allow some to be opened in the Spring and Summer. Be sure to seal around window air conditioners.

Seal Furnace Ductwork.

The duct work to and from the furnace is a significant problem in older homes. It is not uncommon to see sections completely disconnected. Most ductwork connections are not sealed. All interconnections should be sealed with water based duct sealing mastic or metal foil tape.

Replace the furnace filter

Clogged furnace filters are another common problem in many houses. This seriously affects air flow and thus furnace efficiency. In addition to replacing the filter, it is recommended that we leave a couple extra clean filters with instructions to the homeowner that the filters should be changed ever couple months.

Insulate the attic.

Many houses lack adequate insulation in the attic. Some aren't insulated at all.