



President's Column Central Hill Country Board of REALTORS®



by Carole Reed, 2025 President



HOME WEATHERIZATION AND WEATHERPROOFING GUIDE: Protect Your Home From Storms and Extreme Weather (1 of 2)

One of the latest buzzwords in home maintenance is weatherproofing — equipping your home to better withstand heavy rains, wind, snow, and extreme temperatures. Recent climate events — from wildfires and severe storms to floods and extreme heat or cold — are motivating more homeowners to act or step up what they've done in the past. Meteorologists are predicting a La Niña weather system for the winter, which could bring a mix of weather conditions across the U.S.

Sixty-four percent of the 1,200 homeowners surveyed by HIPPO, a home insurance group, say they're concerned about severe weather or climate threats damaging their homes. More than half (56%) say they've already experienced damage.

Protect Your Investment: Why You Should Weatherproof - We can't prevent the weather, but we may prevent things from going wrong in our homes. For example, an improperly sealed basement window can lead to flooding after heavy rains (a repair not covered by most standard homeowner's insurance policies). Weatherproofing your home also might lower the cost when unexpected [problems] do occur. Weatherproofing also may save you money on your energy bills, with savings, on average, from \$150 to \$1,200 per year, according to the American Council for an Energy-Efficient Economy.

Use Insulation Wraps - Water heaters, often located in areas like an unfinished basement or garage, may benefit from a water heater insulating blanket (best for electric water heaters). It could reduce a system's heat loss by up to 45% and even cut water heating costs by up to 16% in cooler months, according to the U.S. Department of Energy.

Have an Annual Inspection - Have inspections conducted annually to check the roof, the fireplace, and your home's key systems — like HVAC and water heaters (have them drained too!). Leaves, bird nests, and other flammable materials can accumulate in fireplaces, posing fire risks. (For about \$300, a chimney cap to block can block cold drafts, debris, and pests.) Also, self-inspect the attic for moisture, discoloration on walls or ceilings, or signs of pests. An attic is an early warning system for your house. You can learn a lot about the overall health of your home and roof by keeping an eye on your attic.

Add Weatherstripping and Caulking - Caulking and weatherstripping can prevent drafts and waterproof your house. Caulk tends to last five years, but that can vary greatly. Look for gaps where cables enter your home, small holes in your flooring and walls, doors, and windows — anywhere a draft could be entering your home. Sealing up small gaps and cracks in your home can help bring serious savings on your heating bill. Also, weatherproof a door by attaching a door sweep to the bottom to block drafts. The Department of Energy's Weatherization Assistance Program provides weatherproofing services to about 35,000 eligible low-income households annually. On average, households save \$372 or more per year. Learn more about your state's offerings at Energy.gov.

~courtesy houselogic.com~

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