



Just Ask Bobby

— By Bobby Assadourian



Q. Dear Bobby: Could you please tell me what sort of things I should be doing NOW in order to winter/cold-proof my home?
— Sent by Robert L., Oakville

Dear Robert: There are a few things to consider when preparing your home for the cold winter months ahead. Here's a few important tips for you:

Exterior Caulking

When thinking "green" one must look beyond their front lawn! Examine the exterior of your home and inspect all openings: windows, doors, anything that protrudes through to the exterior: Such as venting pipes, exhaust fan flaps, electrical outlets, A/C lines. Realize that all these items are a "break" in the seal of your home's envelope and will let your home's heat escape as well as let the harsh winter cold get in.

Never apply caulking twice!

For all of you that dread having to scrape and remove old caulking (you cannot skip this step, old caulking *must be removed* before applying the new caulking), there is a revolutionary product on the market; it's been around for a few years now and I completely endorse it. Its called Polyurethane, although everyone still refers to it as caulking. This product, if applied correctly, will last up to fifty years without ever peeling, shrinking or losing its adhesion. If you value your time and budget then use this product and you can pretty well eliminate having to ever again scrape & apply caulking.

Chimneys:

Tuck pointing: Economical repairs to the masonry joints in your chimney's bricks.

Rebuilding: Very costly work in tearing out the entire chimney and building a new one.

One winter can make the difference between the two! The monetary cost between the above two repair choices is very significant, so make sure you inspect your chimney in the Fall and have it repaired if needed. If you catch the repair in time you will not need a new chimney built next Spring.

Roofing:

The condition of your roof must be examined. Maintain quality of all caulking joints at or near any protrusions through the roof and or intersections between the roof and any of the home's walls, looking for curling, buckling or missing shingles and most importantly don't procrastinate! If you think you need a new roof and/or repairs, then you probably do. No, you cannot leave them til next Spring. If the roof leaks water into the home during the Winter then the eventual repair costs next Summer may be *double or triple* what they would have been in the Fall!

Eavestroughs:

Don't slip on that patch of ice!

Leaking eavestroughs will drip melting ice and snow all Winter long and depending on their location, they may leave a re-occurring ice patch near doors, driveways and walkways. Repair or replace these before the winter arrives.

A home needs constant care, maintenance and upkeep. By winter-proofing your home BEFORE the Winter, you will be ensuring the damaging effects of our Winters aren't going to affect your investment in a negative way! And if you're not up to checking or doing the repairs yourself, I highly advise you contact a reputable, registered Home Renovations Specialists, who will best advise and guide you. *Good luck Robert!* ■

Have a question for Bobby?

Send him your Home Renovation question by email to: info@sngpublishing.com or by mail! (see pg. 4)

Bobby Assadourian is a reputable Hamilton-based contractor and owner of Triple R Inc. Bobby maintains his Building Repair Contractor's License, Building Repair Master's Trade License and is a Member of the Construction Safety Association of Ontario. Bobby can be reached at (905) 312-8511 or by visiting his website: www.triplerinccontracting.ca