

HOMEOWNER NEWSLETTER

FALL 2023 | VOLUME 03



FALL MAINTENANCE REMINDERS



Visit the '[Homeowner Resources](#)' tab on our website for the full seasonal maintenance checklist

- Get heating units (furnace, fireplace, etc.) serviced before winter use and replace filters (check that ducts are well-sealed, too)
- Identify and test emergency shut off switches for furnace
- Test carbon monoxide and smoke detectors
- Test water shut-off valves and turn off outdoor spigots. Remove hoses and drain rain barrels
- Ensure all hot water pipes are insulated
- Save ~3% on heating costs this year for every degree that you lower your thermostat
- Clean dryer exhaust and other appliance filters
- Clear leaves from gutters
- Use fallen leaves as mulch for garden beds

AIR SEALING

More tips here:

www.energy.gov/energysaver/air-sealing-your-home

If you're looking to add insulation anywhere in your home, you should start by air sealing around cracks and exterior wiring/piping connections before adding insulation. Even air sealing alone can significantly reduce heat loss and save you money this winter.

Start with an assessment of your home, from the basement up to the attic. Do you have insulation around your home's rim joists/sill plate? Do you feel drafts around window moldings, baseboards, or even electrical outlets? Is your attic access panel insulated and tight-sealing? Do you notice dirty insulation (can indicate frequent airflow)? **Caulk**, **weatherstripping**, and **expanding foam** are inexpensive, easy ways to seal up your home. Fire-retardant foam gaskets can be added on top of electrical outlets to help insulate on exterior walls. Focus on larger holes first, as they will make the biggest impact.

Other easy ways to seal up your home and reduce heat loss as the weather cools:

- Remove window AC units and lock all windows to provide a tighter seal
- Keep curtains and blinds open during the day to provide a bit of free heat from the sun, but close once the sun has set to prevent heat loss at the windows.

WOULD YOU PREFER TO PAY YOUR LEASE FEES ONLINE INSTEAD OF VIA CASH/CHECK?



CONTACT US AT:

LORIE@SCCLANDTRUST.ORG
FOR YOUR OWN UNIQUE PAYMENT LINK. PAY ONLINE FOR ONE OR MORE MONTHS AT A TIME VIA DEBIT/CREDIT CARD.

Happy Thanksgiving!



Our office will be closed
Thursday 11/23 and Friday
11/24 for the holiday.

BUDGETING ELECTRIC & HEATING COSTS



Avoid unplanned utility bill increases during the winter! Take your most recent 12 months of heating/electric bills and use the average as your monthly heating budget. In months when your bill is lower than average, set aside the balance in a dedicated savings account that you can pull from during winter months when utility bills are higher.

SPOTLIGHT: INDUCTION STOVES

HOW DO THEY WORK?

Unlike electric stoves that heat coils on the stove top (that then heat the pan), induction stoves transfer electromagnetic currents **directly** to the pan, creating heat only when the pan is on the stove. Once the pan is removed, the heating stops. Pans with flat bottoms that can hold a magnet on the bottom should work on an induction stove (including enameled and bare cast iron, and most stainless steel pans).

ENERGY SAVINGS

Induction stoves are 5-10% more efficient than electric ranges, and up to 3x more efficient than gas stoves (with better air quality, to boot!). Induction stoves cook food 20-40% more quickly than a gas or electric stove. You can boil a pot of water in as little as 4 minutes!

REBATE INFO

Induction stoves are quickly becoming an affordable option, with options under \$1000. **IRA Rebates:** Low- and Middle-income households can expect rebates of up to \$840 when they are rolled out in 2024. There are additional rebates on electrical work if you would need to update wiring with a gas to electric switch.

END OF YEAR HOMEOWNER SURVEY

Can you spare a few moments to complete a survey? We would like to better track changes in financial situations for our homeowners over time, both to gauge the impact of affordable homeownership, and to look for ways we can improve support and resources for our homeowners. Additionally, we would like to update our records to note changes to your household makeup (*birth of child, older child moving out of home, change in marital status, etc.*) since you purchased your home.



SCAN ME!



tinyurl.com/SCCLTsurvey2023



HOME UPDATES IN 2023

Have you made any updates or service calls on your home this year? Keep a record of it! Start a “Home Folder” where you can record regular updates about your latest furnace cleaning, plumber visit, or when your new dishwasher was installed. Keep receipts and manuals in the folder, and make note of rebate and warranty info after purchase.

This is helpful not only for you as the current homeowner, but also for future homeowners when you sell your home.