Caring for Your Historic Home

- Consult with licensed electrical, plumbing and heating specialists for an initial evaluation
  - Arrange schedules for routine maintenance

- To prevent pipes from freezing in the winter
  - Insulate pipes directly
  - Shut off exterior faucets
  - Maintain a comfortable heating temperature at all times
  - Installation of low temperature sensors & water leak detectors can help alert you to a potential problem
  - If you will be away for an extended period of time, shut off your main water supply

- Repairing or re-pointing of mortar walls and chimneys may become necessary when any of the following conditions are noted:
  - Cracked or missing mortar
  - Loose bricks or stones,
  - Damp walls or damaged plaster work

- Regular chimney evaluation and cleaning by a professional

- Missing, worn or broken roofing materials may allow water to penetrate and deteriorate the roof structure
  - Inspect your roof and flashing around chimneys and skylights periodically, especially after severe storms
  - Contact a licensed roofer for further evaluation and repairs

- Clear gutters and downspouts of leaves and debris
  - Downspouts should be directed away from the house to improve drainage around the foundation

- Proper ventilation and updated insulation in the attic can not only reduce the potential for damage or deterioration due to excess moisture, but also reduce energy usage

- Inspect windows and exterior doors for proper caulking and weather stripping
  - Check exterior paint and siding for peeling and/or cracking

- Regularly inspect decks, terraces and balconies

- Periodically inspect foundation walls and floors for cracking that might allow water seepage

- Avoid storing valuables in the basement.
  - If your basement is prone to leaks or flooding, a sump pump is the best defense
  - A battery back-up is recommended to ensure proper operation during power outages

Source: http://www.chubb.com/personal/content/resources/tipsandtools/home.html