RESALE HOMES COLLECTIONS

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MILESTONES & Memories

As Autumn returns and I reflect on this year, I find myself looking back not at the market statistics, but at the true heartbeat of this business: the people.

Reflecting on a career that has spanned four decades and helped thousands of families navigate the pivotal moments of their lives is both humbling and deeply emotional. Real estate has never simply been about houses; it has always been about transitions, new beginnings, and the quiet courage it takes to pack up the familiar and step into the unknown.

TURNING THE PAGE ON A NEW CHAPTER...

If there is one thing I have learned after moving so many people over the course of my career, it is that every single move carries weight. Whether you are a first-time home-buyer stepping nervously across your very first threshold, a growing family needing more room, or an empty nester looking toward a fresh horizon, I see you. I know the bittersweet mix of excitement and anxiety that comes with change because I have lived it alongside my clients and this year, I've walked that exact path.

This summer marked one of the most profound personal milestones of my own life: leaving a very special home after 26 years. I reflect on the milestones contained within those walls. It was the place where I raised my children, where grad parties were held, holidays were celebrated and countless ordinary, beautiful moments quietly stacked up to become a lifetime. Where my wonderful neighbours were also my clients and became my closest friends. Deciding to turn the page on a chapter that rich is never easy. It requires letting go of the physical spaces that hold our history so we can make room for whatever comes next.

That personal transition deepened my empathy for my clients tenfold. When you sit at your kitchen table surrounded by boxes, feeling the weight of decades of memories, I understand what that feels like. I know the hesitation, the nostalgia, and the courage it takes to lock the door for the very last time.

And that is ultimately what this career is really about. It's not just the transactions or the market reports; it's the human experience behind every address change. Because homes are living archives of our lives. They hold the echoes of laughter down the hallway, the quiet coffee mornings through familiar windows, and the resilience that sees us through life's unexpected turns. When you choose to work with me, you aren't just getting an agent navigating a contract - you are getting a partner who has been right where you are and who truly understands the experience…and I am humbled to be a part of your journey moving forward in to the next chapter.

LOOKING BACK, MOVING FORWARD...

The local real estate market has had its shifts, presenting both challenges and incredible opportunities. Navigating these tides requires patience, strategy, and, above all, trust.

This year, I was deeply honoured to have my dedication to this work recognized on a provincial level. I am proud to share that, for the RE/MAX Ontario Commercial Team rankings, I achieved the distinction of **#1 Ontario Top Producer (June 2026), and ranked #2 in Ontario Year to Date Top Producer (Jan-June 2026).**

While these awards are a wonderful reflection of my commitment to my clients and the professionalism I bring to every negotiation, they are a testament to the trust placed in me by the people I serve.

To every client who invited me into their homes, trusted me with their valuable assets, and shared their stories with me this past year: ***Thank you.*** Your stories inspire me, and your trust remains the greatest honour of my career.

Whether your year is defined by a triumphant new beginning or a difficult goodbye, remember that a home is ultimately built by the people within it and the memories you carry with you. Here is to closing chapters with gratitude, opening new doors with hope, and navigating whatever journey comes next.



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JUST LISTED IN RURAL SHARON ON 10 ACRES!



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RESALE HOMES COLLECTIONS

Helping Homeowners navigate downsizing, one step at a time



Downsizing is often described as a real estate decision, but for most people, it is much more than that.

It can mean leaving a home filled with decades of memories. It can mean deciding what to keep, what to let go of, where to move, how to manage the transition and, perhaps most importantly, how to make sure the next chapter of life feels comfortable, secure and right for you.

Recently, we hosted two Downsizing Information Events designed to help make that process a little easier to understand. Across the two evenings, 25 people joined us to learn more about downsizing step by step, ask questions and discover the resources available to help them along the way.

There were no sales pitches and no pressure to make a decision. The goal was simply to provide clear, practical information in a welcoming and supportive environment, with refreshments, conversation and plenty of opportunity to ask questions.

MORE THAN SELLING A HOME

One of the most important messages we shared was that downsizing is not simply about putting a house on the market.

There are many decisions that may need to happen before a home is ever listed.

Where do you want to live? What kind of home will work best for you in the years ahead? What should you do with furniture, belongings and possessions that have accumulated over decades? What will the move cost? What resources are available if the process feels overwhelming?

And then there is another important question that is sometimes overlooked:

What happens financially after the home is sold?
For many homeowners, especially those who have owned their property for a long time, their home represents a significant portion of their wealth.

Understanding what to do with the proceeds of a sale should be part of the downsizing conversation from the beginning.

At our events, we discussed the importance of looking at each person's individual circumstances and goals. For some, sale proceeds may help fund a new home. For others, those funds may become part of a longer-term income strategy.

We also discussed financial and estate-planning considerations, including strategies that may help certain assets pass outside of the estate and avoid probate, where appropriate, as well as options for creating an ongoing source of income from the proceeds of a sale.

These decisions are highly personal, which is why access to the right professional advice is so important. There is no single downsizing plan that works for everyone.

YOU DON'T HAVE TO FIGURE IT OUT ALONE

That is also why we created our **Downsizer's Guide**.

The Guide walks through the process in manageable steps and brings together information, questions to consider and resources that can help you begin planning — whether you are thinking about moving this year or simply wondering what your options may look like somewhere down the road.

There is absolutely no obligation to make a move.

Sometimes the first step is simply understanding your choices.

You can download a complimentary copy of the Downsizer's Guide by scanning the QR code included with this article.

And if you would prefer a printed copy, I would be happy to bring one to you personally.

During that visit, we can sit down together and talk about where you are today, what you may be thinking about for the future and what questions you have about getting from one to the other.

It is not a listing appointment and there is no expectation that you are ready to sell.

It is simply a conversation.

We can look at your current situation, talk about the value of your home, discuss possible timelines and identify the people, services and resources that may make the process easier when the time comes.

Downsizing can feel like a very big decision when you try to look at everything at once.

It becomes much more manageable when you break it into smaller steps, gather good information and surround yourself with people who understand the process.

Whether you are ready to make a move, beginning to think about one, or simply want to understand your options, you are always welcome to reach out.

WRITTEN BY: The Michele Denniston Real Estate Team

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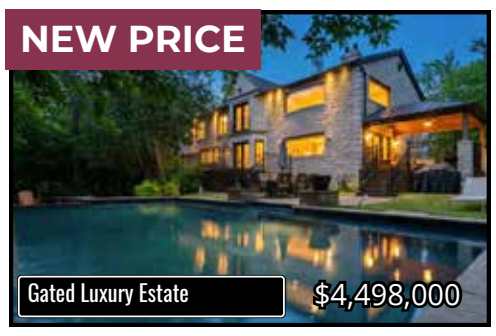
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• STONE KITCHEN W/ ISLAND • SOUTH-FACING YARD



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RESALE HOMES COLLECTIONS

HOW TO BUY A home you can afford

Riding the ups and downs of the financial market is challenging, particularly as it pertains to figuring out the right time to buy a home.

After years of volatility, recent data indicates that the housing market might have hit an affordability ceiling, creating a much-needed period of rebalancing.

Although prices remain high, the bidding wars and back-office tactics that may have dominated past years have cooled considerably. This means buyers may have a wider window in which to purchase a home that is more affordable, states Cotality, a data analytic service. Those looking to buy now can explore options to ensure their next home does not bust their budget.

KNOW THE NUMBERS

The first step to buying a home is understanding the median home price. According to data from Realtor.com and Redfin, the national median home price has stabilized at $429,156 in the United States. At the same time, mortgage rates have eased. CREA Statistics says the national average home price in Canada was $663,828 in March 2026. The average 30-year fixed rate is now around 6.0 to 6.3 percent as of April 2026. For the first time since 2022, the typical mortgage payment has fallen below the 30 percent affordability threshold. Rocket Mortgage says this is a standard guideline suggesting households spend no more than 30 percent of their gross monthly income on housing expenses.

SIT DOWN WITH A LENDER

By working with a lender to run numbers, potential buyers can get a clear picture of what they can afford. Plus, a mortgage preapproval may be a necessity when putting in an offer on a property. Lenders often lean heavily on the 28/36 rule to determine risk. This means that total monthly housing costs (principal, interest, taxes, and insurance) should not exceed 28 percent of a person's gross monthly income, advises PNC Bank. Total debt payments, including that new mortgage, car loans, and student debt, should remain under 36 percent.

ACCOUNT FOR HIDDEN COSTS

Buyers may be inspired to widen their search criteria to find an affordable home. That could translate into choosing an older home or one that requires more repairs and upgrades. It's important that a budget include maintenance reserves for annual repairs, as well as construction costs for immediate needs.

LOOK FOR UNDERVALUED AREAS

Many areas of the country have featured recent corrections in the housing market, making housing more affordable. Corrections have occurred in parts of Florida, San Francisco, and Los Angeles, among other locales. Buyers can target these areas and consider widening their search radius, especially if they work remotely and need not worry about commuting.



TARGET "OLD" LISTINGS

Buyers can have a real estate agent sort listings by how many days homes have been on the market. According to Mortgage Research, homes sitting on the market for more than 60 days are prime candidates for price cuts. Those homeowners also may be more inclined to negotiate.

Buying a home that is affordable requires diligence on the part of potential homeowners, who can consider the market and their finances and tweak search parameters to get the best deals.



MARKET UPDATE – SEPTEMBER 2026

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,165,686	$1,875,750
AVERAGE 56 DAYS ON MARKET	AVERAGE 55 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
56	20
185 NEW LISTINGS	111 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
98%	94%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-6.77%	-8.03%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch SEPTEMBER 2026; Summary of Existing Home Transactions for All Home Types, SEPTEMBER 2026 + MLS Home Price Index for Composite, SEPTEMBER 2026 for York Region's Aurora and King

September brought a cautious start to the fall market. Across York Region, 893 homes sold, down 13.5% from September 2025, while the average selling price fell 6.7% to $1,136,650. New listings were also down 11.6% from a year ago, so fewer sales haven't meant more fresh options for buyers.

Here in York Region, the picture depends on your neighbourhood and the type of home you're buying or selling. September's regional report showed roughly five months of inventory, suggesting buyers still have some breathing room to compare homes and negotiate.

For sellers, that makes pricing and preparation especially important. Since buyers are watching their budgets closely, your home needs to compare well with other options in its price range and with similar offerings.

If you're hoping to get into the market, lower prices can help make that first purchase more achievable. Start with a mortgage pre-approval and a monthly payment you're comfortable with. There's no way to predict the perfect time to buy, but knowing your budget puts you in a good position when the right home comes along. The Key Advantage Team is always here to provide trusted advice and guidance.

– Provided by Key Advantage Team Royal LePage RCR Realty
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$1,075,000



101 HILL DRIVE, AURORA
$999,000



825 BOOTH AVENUE, INNISFIL
$835,000



70 TECUMSEH DRIVE, AURORA
$799,000



RESALE HOMES COLLECTIONS

How to winter-proof your eavestroughs and help prevent home damage

(NC) Flooding is the most common and costly natural disaster in the country, according to Public Safety Canada, but it doesn't always take a major storm to cause damage; even simple rain or melting snow can cause significant issues if misdirected. Proper fall maintenance ensures water is diverted away from your home, helping prevent expensive repairs later.

Good drainage is essential for protecting your home. When water is allowed to drain straight down to your foundation, it can erode the material and work its way into your home through tiny cracks. Extra moisture in the basement can lead to mould growth and may eventually weaken key points of the structure over time.

A little maintenance now can go a long way toward keeping water moving where it should—away from your home. Here are some tips for getting your eavestroughs and drainage ready, from the prevention team at Intact Insurance:

- **POSITION YOUR DOWNSPOUTS:** Ensure they extend at least two metres from the foundation to divert water safely.
- **CLEAR DEBRIS:** Remove leaves and needles from eavestroughs, roofs, decks and balconies.
- **TRIM TREES:** Trim dead or damaged branches to prevent them from falling during winter storms.
- **CLEAR STORM DRAINS:** If safe, remove debris from nearby culverts and storm drains to prevent local flooding.
- **CHECK GRADING:** Ensure the ground slopes away from your home. If soil has settled or shifted toward your foundation, make it a priority to fix before the first freeze.
- **MONITOR FOR ICE DAMS:** Once winter hits, watch for ice buildup at the roof's edge. If you spot a dam trapping water, contact a professional to have it removed safely.

By keeping your drainage clear and water flowing where it needs to go, you can help protect your home for years to come. Find more prevention tips at keepitintact.ca.

www.newscanada.com



A RUNDOWN ON roofing projects

No two home renovation projects are the same. Some projects are highly detailed undertakings that take months if not years from start to finish, while others can be tackled by skilled do-it-yourselfers over the course of a single weekend.

Though each project is different, categorizing renovations as needs or wants can help homeowners determine when the time is right to go forward.

Roof replacement projects typically fall into the "need" category. A decaying roof can jeopardize the safety and security of a home and lead to additional issues, like water damage. It's unwise to delay roof replacement projects when signs of a decaying roof start to appear. Homeowners who are starting to see such indicators can look to this rundown of roof replacement projects as they begin the process of replacing their roof.

COST

Roof replacement costs vary considerably depending on a host of variables. Materials, location and the cost of labor, dimensions of the roof, and even choice of contractor all affect the cost of the project. The home renovation experts at Angi indicate the average roof replacement project costs $9,500. Asphalt is among the more affordable roofing materials, costing an average of $1 to $1.20 per square foot, according to Nerdwallet. Slate roofs will be more expensive, costing anywhere from $10 to $30 per square foot.

LIFE EXPECTANCY

Homeowners may blanch at the cost of a roof replacement project, particularly if they choose a more expensive material. However, it's important to keep life expectancy in mind when receiving roof estimates. Many homeowners never replace a roof twice, making this a potentially costly but ultimately one-time expense. Though slate roofs are expensive, homeowners may find it reassuring that estimates from various roofing resources indicate slate roofs come with a life expectancy ranging from 50 to 200 years. By contrast, Nerdwallet estimates an asphalt roof lasts around 10 to 20 years, while others suggest such roofs can last as long as 30 years.

MATERIALS

Choice of materials is arguably the most significant decision homeowners will make when replacing a roof. The experts at This Old House report that materials typically account for 55 to 65 percent of the overall cost of a roof replacement project. Decisions regarding roof materials will be affected by budget, local climate (certain materials are better suited to particular climates than others), aesthetic appeal, and required maintenance. It's also important that homeowners consider the material warranty of each roofing product. Some materials offer longer warranties than others, which can provide a measure of security to homeowners investing so much in the project.

A roof replacement project is not a renovation that can be delayed when signs the roof is fading start to appear. Homeowners are urged to consider a wide range of variables before committing to a project.

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RESALE HOMES COLLECTIONS



THE *scariest* WORDS IN RENOVATION

"While you're here…"



By Julien Laurion
Real Estate

Every October, people pay good money to walk through haunted houses. Personally, I think we're overlooking a business opportunity. Hand someone a coffee, remove their kitchen, cover their furniture in plastic and tell them the tile they love is on back order. You won't need a man with a chainsaw. The homeowner will supply the screaming.

As someone who sells homes and manages renovations, I get to see both the dream and the demolition. I love helping people see what a house could become. But between "Imagine how beautiful this will look" and "Come over for dinner" lies a chapter rarely featured in the glossy photographs: actually living through it.

And every good renovation thriller has a line that moves the plot along. It isn't "There's someone in the basement." It's "While you're here…." While you're here, could we change those lights? Move that doorway? Replace the flooring in the next room? Individually, these can be perfectly sensible ideas. Together, they can turn a bathroom refresh into a home improvement franchise with three sequels and a very expensive origin story.

Sometimes, doing additional work while things are open makes excellent sense. Access is easier, trades are already involved, and it may avoid tearing finished work apart later. But "you're already here" doesn't mean the extra work happens outside the laws of time, labour and materials. Moving one thing can affect several others. That innocent little wall may be carrying more responsibility than the family calendar.

The answer isn't to avoid every change. It's to understand the change before saying yes. What will it cost? Will it affect the schedule? Does it require another trade or different materials? And do you actually want it, or have you been staring at renovation photos at midnight again? A clear scope and a budget allowance for surprises help keep decisions grounded. Otherwise, enthusiasm starts making promises your bank account never agreed to.

Then there's the challenge of living in the house while all this happens. Your home is normally where you escape the noise. During a renovation, the noise has a key. Breakfast happens beside a stack of flooring. The dining room becomes a warehouse. You find yourself explaining to the children that the refrigerator's new location is "temporary," a word they are beginning to distrust.

Even with dust protection and regular cleanup, an active renovation is disruptive. Trades need access. Water or power may need to be interrupted. Your usual route through the house may disappear, along with your favourite mug and your ability to make one more decision about white paint. Working from home adds another layer. Nothing says "professional presentation" quite like a demolition soundtrack and a contractor politely asking you to move your car.

This is why the living arrangements deserve as much planning as the finishes. Before work starts, talk through which rooms will remain usable, where meals will happen, how children and pets will stay out of work areas, and what the expected working hours look like. Agree on how updates and changes will be communicated. For some projects, staying put is manageable. For others, arranging somewhere else to stay for the most disruptive stages can be money well spent. Discuss that early, before the toaster takes up residence on your nightstand.

I also think we need to be honest about the emotional middle of a renovation. There is often a point when everything looks worse, you're tired of takeout, and you wonder why the old kitchen suddenly seems so charming. That doesn't automatically mean anything has gone wrong. It means you're living inside unfinished work, with all the inconvenience that comes with it. Ask questions. Get clarity. A beautiful rendering is encouraging, but knowing what happens next is what gets you through Tuesday.

Done well, a renovation can make everyday life considerably better. Getting there takes planning, patience and a sense of humour. This Halloween, enjoy the fake cobwebs and plastic skeletons. Just remember: the scariest thing in your house might be you, holding a tile sample, saying, "While you're here…"

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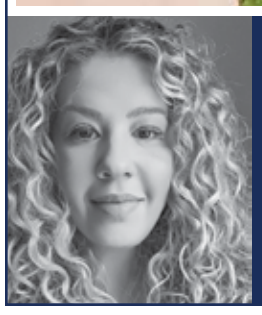


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An exceptional custom bungalow offering over 4,000 sq. ft. of beautifully finished living space on an incredible premium 120 x 154 ft. lot in the heart of Nobleton. At the centre of this remarkable home is the spectacular custom kitchen, a true showpiece designed for both elevated everyday living and impressive entertaining. An oversized statement island anchors the space, surrounded by extensive custom cabinetry, porcelain flooring, glass backsplash, built-in bench seating and a seamless walkout to the backyard. The open-concept design continues into expansive living and dining areas with soaring cathedral ceilings, hardwood floors, a dramatic floor-to-ceiling stone fireplace, pot lights, and large windows that fill the home with natural light. The luxurious primary retreat offers generous proportions, a spacious walk-in closet with custom closet organizers for two, and a beautiful, expansive five-piece ensuite. Two additional main floor bedrooms each feature hardwood floors, large windows, a walk-in closet with custom organizers, and a private three-piece ensuite. The professionally finished lower level provides outstanding additional living space with recreation and fitness areas, a home office, a fourth bedroom, a renovated 3-piece bath, extensive storage and great potential for a wet bar or kitchen. Outside is where this property truly becomes a private resort. An incredible backyard features a heated in-ground saltwater pool, covered cabana, magnificent stone fireplace, enclosed outdoor bar with bathroom, BBQ station, extensive hardscaping, gardens and multiple entertaining areas. A huge 3-car garage and expansive driveway complete this extraordinary property. A rare opportunity offering exceptional space, privacy and indoor-outdoor living. MLS #N13806244



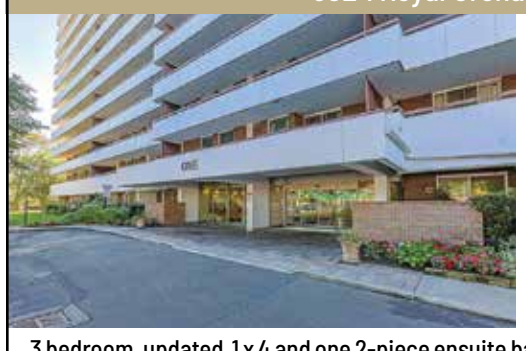


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Fireplaces have been featured in homes for centuries.

Although their function may have shifted through the years from a necessity that provides light and heat to a device that is more a design focal point, fireplaces are still popular among homeowners.

Providing the cozy comfort and aesthetic appeal that many desire, fireplaces are features individuals may want to add to their homes or upgrade if existing fixtures are showing their age. Before getting started, it's important to realize that fireplaces are not all one and the same. Shopping for a fireplace can be a little confusing, but this guide can help homeowners navigate fireplace installation.

The Spruce says there are four main types of fireplaces: wood-burning, gas, electric, and ethanol. The type of fireplace homeowners choose will affect the initial installation cost, the long-term cost of operation and even the utility of the feature. Better Homes & Gardens says direct-vent gas fireplaces are among the easiest to install. They can be on any exterior wall and will vent directly out the back of the fireplace units. Another advantage of this type of gas fireplace is that it can start with the flip of a switch rather than a match. There also are B-vent gas appliances and ventless units that combust the interior air.

Most people imagine a wood-burning fireplace when they conjure images of a roaring fire. Wood fireplaces offer the crackling sounds of a fire and the smell of burning wood. Wood fireplaces can be expensive and require more extensive installation, particularly because a homeowner needs a space above the fireplace to install a chimney through the roof. In a two-storey home, that reality may limit where a fireplace can be installed. A wood fireplace requires a brick or stone firebox to be installed as well. Wood-burning fireplaces also can be dangerous if they are not installed correctly or properly maintained.

Electric fireplaces are easy to install and operate. The Spruce says most electric fireplaces are mounted on the wall and plugged into a standard outlet. Some also are portable and thus can be moved from room to room depending on need. A notable drawback of an electric fireplace for some is that such fixtures do not have a real flame, which some believe adversely affects their aesthetic appeal. Also, electric fireplaces will not be helpful during a power outage and do not produce the same amount of heat as other fireplaces.

Ethanol fireplaces are a relatively new invention that are lightweight and can be moved as needed. Smaller versions can be placed on a tabletop, while others can be built into a wall as permanent fixtures. Again, these produce less heat than other fireplace options, but the fuel required to use them can be more expensive than gas, wood or electricity.

Fireplace installation is best left to a professional. If gas lines need to be routed, fireboxes and chimneys must be built, or proper venting has to be installed, such complex work should be left to those with experience to ensure efficiency and safety.

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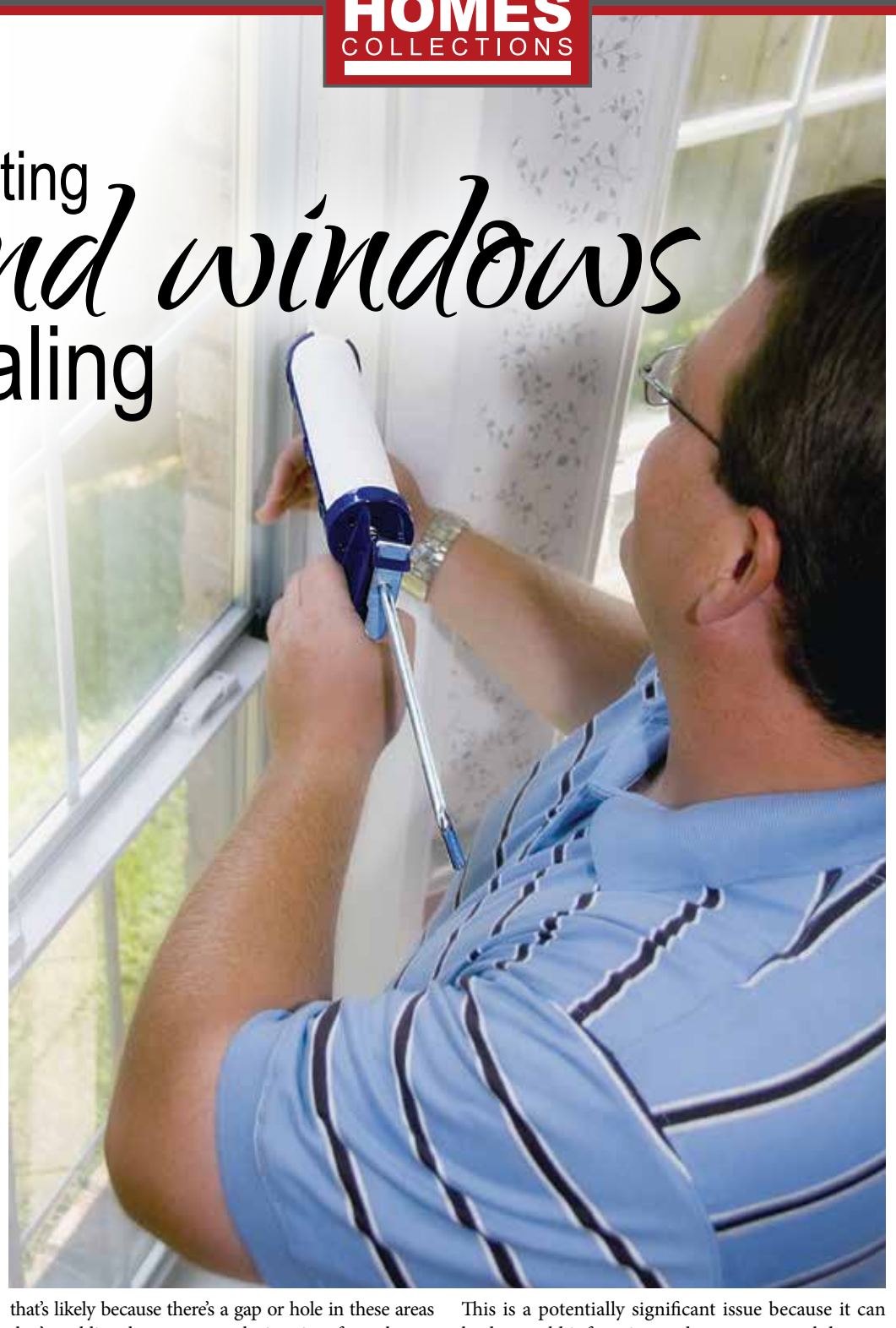
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Signs suggesting *doors and windows* need air sealing



When pondering projects around a house, it's easy to overlook small tasks and direct your focus toward more significant undertakings. Small projects might not generate the reactions that larger projects do, but even the simplest tasks can go a long way toward making a home more comfortable.

Sealing leaks around windows and doors is unlikely to make any homeowner's list of dream projects. However, as the moderate temperatures of fall give way to harsh winter weather, homeowners who seal leaks around their doors and windows may be surprised by how effective this simple project can be at reducing energy costs and making a home more comfortable. In fact, sealing inefficient windows and doors can reduce annual utility bills by 7 to 15 percent. That's a potentially significant cost savings, particularly in an era marked by rising utility costs.

Before homeowners seal their windows and doors, they can first look for signs that these areas are allowing outdoor air in. There are some obvious signs that a home has leaks around the windows and doors. Those signs include:

• **DRAFTS:** If you place your hand around closed windows or doors but can still feel drafts, then there are leaks that will need to be sealed.

• **GAPS:** Gaps around windows and doors that are letting outdoor air in typically are noticeable to the naked eye. You might see light coming in through small cracks on a sunny day. These gaps may only be in one or two places, but that's enough to adversely affect energy bills.

• **UNWELCOME GUESTS:** Pests or insects may be another indicator that there are gaps around windows or doors. If you consistently see insects near a particular entryway or window, or signs of pests near doorways, that's likely because there's a gap or hole in these areas that's enabling them to access the interior of your home.

• **ODORS:** It's not only your sense of vision that might detect leaks, but also your sense of smell. If you notice exterior odors inside your home even though doors and windows are closed, then leaks around these areas may be the culprit.

• **PEELING PAINT OR WALLPAPER:** Peeling paint or wallpaper is another potential indicator of a leak around a door or window. This can occur when water is entering the home through the leak. Over time, wet paint or wallpaper dries and can begin to peel. This is a potentially significant issue because it can lead to mold infestation and even structural damage to a home.

Sealing behind windows and doors as a moderate to difficult project. If leaks are detected, homeowners can benefit from hiring a professional to do the job quickly and correctly.

Leaks around windows and doors can prove costly if they're not addressed promptly. As winter approaches, investigating for leaks and addressing any that are found can save money and ensure a home stays comfortable when the temperatures drop.

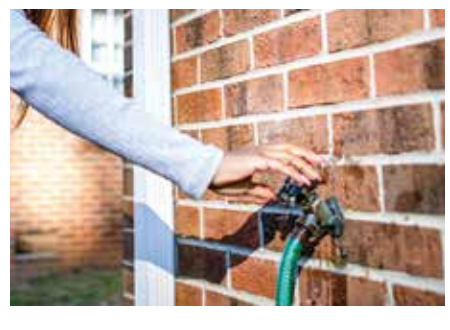
Why it pays to drain and shut off outdoor faucets each fall

Fall is a great time for homeowners to prioritize exterior maintenance around their properties. Doing so can make exterior areas less vulnerable to potentially harsh winter weather, but some projects also can prevent damage to a home and its hidden components as well.

Conventional wisdom notes the importance of shutting off outdoor faucets before temperatures drop below freezing. This strategy is designed to prevent pipes from freezing over the winter. Pipes that freeze can eventually burst, which could lead to a host of harmful and costly side effects. Fall is a great time to drain and shut off outdoor faucets because temperatures in many regions are still above freezing when late fall gives way to winter, and grasses and plants typically are not still being watered in late fall. In areas where winter tends to arrive in November as opposed to the third week of December, it can be beneficial to drain and turn off outdoor faucets in mid-fall, if not earlier.

When turning off outdoor faucets for the winter, be sure to remove any hoses or faucet connections. In addition, turn off the outdoor water supply valve. Homes with more than one outdoor faucet will likely have more than one supply valve, so be sure to turn each one off. Though supply valves theoretically can be anywhere in a home, they tend to be in a basement, crawl space, first-floor laundry room (look near a slop sink if your home has one), or even a garage. Once all outdoor supply valves are turned off, go outside and turn each faucet on at full blast. Let all the water out until it comes to a stop.

Homeowners who forget to do this before the mercury drops below 32°F can rest assured that pipes will not necessarily freeze even if temperatures are below freezing. Pipes that are not insulated typically will not freeze until temperatures reach 20°F and remain at that point or below for a few hours. However, it's still best to make turning off outdoor faucets part of your fall home maintenance routine so you don't forget this important and simple task until it's too late.



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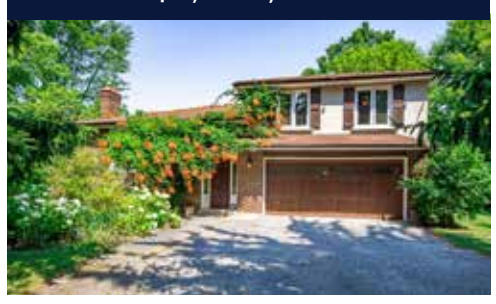
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