Cottage and Cabin Winterizing Checklist

From *How to Winterize a Cottage or Cabin* by Peter Davis, vacationpropertyonline.com

Done	Area	Task
☐	**Insurance**	Read your policy's rules for vacant or unoccupied homes. Note who checks the property and how often.
☐	**Water**	Main valve off. Well: pump breaker off (not the main breaker); pressure tank drained.
☐	**Water**	Lines drained: highest tap opened first, then the lowest tap or drain valve, then all others. Indoor taps closed once drained.
☐	**Water heater**	Power or gas off before draining. Cold supply closed, hot tap open, tank drained. Refill before turning it back on.
☐	**Toilets and drains**	RV/plumbing antifreeze only (never car antifreeze): about a gallon in each toilet tank, flushed; at least a quart in every drain.
☐	**Appliances**	Washer, dishwasher, fridge water line and ice maker drained per each manual.
☐	**Outdoor water**	Hoses drained and stored. Inside valve closed first, then outdoor tap opened and left open.
☐	**Heat**	Thermostat set and tested (Red Cross: no lower than 55°F / about 13°C), or system off. Boiler heat off: boiler and radiators drained by a pro.
☐	**Outage plan**	Someone nearby can restore heat, or shut off and drain the water, if the power or furnace fails.
☐	**Kitchen**	Food out. Fridge unplugged, emptied, dried and propped open so it can't close.
☐	**Pests**	Linens in sealed bins; gaps around pipes sealed.
☐	**Exterior**	Gutters cleared; branches over the roof trimmed; outdoor furniture stored or covered.
☐	**Toys**	Boat, dock and gas tools winterized.
☐	**Access**	Keypad batteries changed; spare key with someone nearby.
☐	**Record**	Photos of valve positions, thermostat and each room.

Property: _____ Date: _____ Done by: _____

For general information only. Every property, plumbing and heating system, and insurance policy is different. Check with a qualified plumber, heating contractor or your insurance broker before you winterize your own place, and follow each appliance maker's instructions.