



SPRING:

April

We know. It's a long one...but so was the winter!

- Replace furnace filter
- Check eavestroughs and downspouts for any damage due to winter conditions.**
- Lower humidity setting for humidifier when heating period ends.
- Monitor humidity level in home. Quality Digital hygrometers will give fairly accurate readings. Check humidity levels throughout the year to ensure they stay within the recommended range. See Homeowner Manual for details.
- Check attic for signs of leaks and to confirm insulation has not been blown away from soffit edges due to strong winds.**see note below
- Check roof for loose or cracked shingles/metal flashing** – repair/replace as necessary. High winds can easily lift/rip shingles off roofs. This is not covered by your new home warranty.
- Plan landscaping to avoid directing water to the foundation and ponding of water. Maintain direction of water for proper drainage of your property and your neighbours.
- Check and reset GFCI plugs used in washrooms. GFCI reset button is either in one of the washrooms or the basement electrical panel. Consider doing this monthly.
- Inspect/Remove lint from clothes dryer exhaust vents. Inspect other exhaust vents (fireplace, washroom, etc) for bird nests and other blockages.**
- Flush any toilet and run water for a few seconds for any sink or shower (don't forget the basement) that isn't used frequently. This will ensure the p-traps are 'primed' with water to prevent odours from the sewer system entering the home. Do this at least every 3 months or monthly if never used.
- Correct any settlement around foundation of house which will prevent proper drainage of water away from foundation. This is common for new homes. Cut back sod for affected section and top up with soil. Roll back sod and moisten.
- If you have one, clean/inspect your Heat Recovery Ventilator (HRV) per manufacturer's recommendations
- Test smoke alarms and carbon monoxide detectors.

May

- Inspect Furnace Filter – replace if necessary. Inspect by holding up to light – if dark grey/black or little light shines through, time to replace filter.
- Inspect all caulking around exterior of home. Re-caulk all areas that are cracked or pulled away from the surface.** Use only quality exterior caulking.
- Inspect all caulking in interior of home – especially shower and bath areas. Re-caulk all areas that are cracked or pulled away from the surface.** Use quality interior caulking for each application

- Lubricate/adjust weather-stripping around doors as required.
- Check operation of windows.
- Open exterior water taps.
- Test air conditioning.
- If applicable, perform annual inspection/maintenance of septic system.**
- Test smoke alarms and carbon monoxide detectors.

June

- Inspect Furnace Filter – replace if necessary.
- Inspect exterior paint – sand, prime and repaint as required.
- Test smoke alarms and carbon monoxide detectors.

SUMMER:

July

- Replace furnace filter
- Monitor humidity level in home
- Check and reset GFCI plugs used in washrooms. GFCI reset button is either in one of the washrooms or the basement electrical panel.
- Inspect/Remove lint from clothes dryer exhaust vents. Inspect other exhaust vents (fireplace, washroom, etc) for bird nests and other blockages.
- Flush any toilet and run water for a few seconds for any sink or shower (don't forget the basement) that isn't used frequently. This will ensure the p-traps are 'primed' with water to prevent odours from the sewer system entering the home. Do this at least every 3 months or monthly if never used.
- Air out damp basements on dry sunny days.
- Test smoke alarms and carbon monoxide detectors.

August

- Inspect Furnace Filter – replace if necessary.
- Air out damp basements on dry, sunny days.
- Lubricate all door locks (lock lubricant), rollers on sliding doors/screens & garage door hardware.
- Test smoke alarms and carbon monoxide detectors

September

- Inspect Furnace Filter – replace if necessary.
- Raise humidity setting for humidifier for winter heating period.
- Clean Humidifier and/or replace Humidifier pad for winter heating season.
- Annual Maintenance check-up of Furnace (&HRV), A/C, Hot Water Tank,**.
- Test smoke alarms and carbon monoxide detectors

FALL:

October

We know...another long list....but winter weather is coming soon!

- Replace furnace filter
- Drain exterior water lines (often you will have two exterior hose bibs that must be drained to prevent damage due to frozen water).
- Monitor humidity level in home.
- Check and reset GFCI plugs used in washrooms. GFCI reset button is either in one of the washrooms or the basement electrical panel.
- Inspect/Remove lint from clothes dryer exhaust vents. Inspect other exhaust vents (fireplace, washroom, etc) for bird nests and other blockages.
- Flush any toilet and run water for a few seconds for any sink or shower (don't forget the basement) that isn't used frequently. This will ensure the p-traps are 'primed' with water to prevent odours from the sewer system entering the home. Do this at least every 3 months or monthly if never used.
- Inspect/clean eavestroughs and downspouts of leaves/debris in preparation for winter.
- Clean humidifier
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

November

- Inspect Furnace Filter – replace if necessary.
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors.

December

- Inspect Furnace Filter – replace if necessary.
- Remove snow from porch and steps (and tracked into garage from cars) immediately after snowfalls to prevent ice build-up. Use of deicing compounds/ice picks will damage concrete porch, steps and garage slabs and is not warrantable.
- Carefully remove ice/snow build-up** on roof that may cause water damage due to ice damming.
- Clean furnace filter and HRV
- Check and reset GFCI
- Test smoke alarms and carbon monoxide detectors

WINTER:

January

- Replace furnace filter
- Monitor humidity level in home
- Check and reset GFCI plugs used in washrooms. GFCI reset button is either in one of the washrooms or the basement electrical panel.
- Inspect/Remove lint from clothes dryer exhaust vents. Inspect other exhaust vents (fireplace, washroom, etc) for bird nests and other blockages.
- Flush any toilet and run water for a few seconds for any sink or shower (don't forget the basement) that isn't used frequently. This will ensure the p-traps are 'primed' with water to prevent odours from the sewer system entering the home. Do this at least every 3 months or monthly if never used.
- Carefully remove ice/snow build-up** on roof that may cause water damage due to ice damming.
- Test smoke alarms and carbon monoxide detectors

February

- Clean furnace filter and HRV
- Carefully remove ice/snow build-up** on roof that may cause water damage due to ice damming
- Test smoke alarms and carbon monoxide detectors.

March

- Replace furnace filter. This must be done at least every 3 months. Monthly replacement is recommended with micro/allergy filters, household pets, 4 or more people in the home, or when running the furnace fan continuously in order to improve air comfort and air quality.
- Check basement sump pump for proper operation prior to spring thaw. Check to ensure pumped water is directed away from the basement foundation.
- Carefully remove remaining snow and ice from eavestrough to prevent leaks/damage due to ice damming.**
- Test smoke alarms and carbon monoxide detectors.

**You may want to contract someone locally to do this. Referrals are often available at local hardware/building supply stores. This work is Homeowner Maintenance related and is not included in a new home warranty.