

SPRING

HOME MAINTENANCE CHECKLIST

We have finally made it to spring!! February was a rough month with all of the snow that we received but we can start to see the temperature changing now. With spring upon us, many people are aware that this is the time do so some spring cleaning in your home. However, there are items to check on in your home that are just as important as cleaning. Owning a house is like owning a car. In order for your home to run efficiently, your home needs annual maintenance check-ups.



MARCH

- Clean or replace your furnace filter and clean your ERV filter. This will help your furnace and ERV run more efficiently.
- Head up to the attic and check for any leaks and make sure that the insulation is evenly spread throughout the attic.
- Check and reset ground fault circuit interrupter (GFCI). These are generally located on the exterior outlets, bathrooms and kitchen.
- Check smoke alarms and carbon monoxide detectors.



APRIL

- Check air intakes and exhaust and make sure that they are clear of debris, nests, etc.
- Clean out leaves and debris in eavestroughs and downspouts.
- Examine roof shingles to see if any were lost or damaged in the winter.
- Remove winter cover from A/C unit; inspect air conditioning unit; vacuum or brush the outdoor coil & wash; service as needed.
- Inspect your basement or crawl space for signs of seepage/leakage & check for dampness or musty smells.
- If your driveway has not been paved, please be patient. Paving and sod will commence once weather conditions are acceptable. This will typically happen around June.
- If your home requires any exterior painting, this will be completed once the temperature has stayed above +5°C for a significant number of days and nights.
- Check your water heater for any leaks.



MAY

- Open outside hose connection and check for leaks.
- Inspect exterior caulking and replace if deteriorating. Scrape out all eroding caulk and re-caulk the necessary area.
- Lubricate garage door hinges.
- Clean your windows and check your window screens for any holes that may have appeared over the winter. Even the smallest holes could let little bugs into your home.
- Once you start opening your windows to enjoy the fresh air, you can turn your ERV to a lower setting. Remember that you want to keep the moisture level at 40-50%
- Thinking about a deck or fence? Ensure final grading has been approved by the municipality prior to deck and/or fence installations. For a refresher, refer to your lot survey provided by your lawyer with your closing documents for your property boundaries.
- If you plan on planting flowers or a garden, leave the grading "as is" so water does not flow towards your home. Grading was done according to the site plan that was approved by the municipality.

If you find this checklist helpful, you can print a copy and check items off as you complete them.

REMINDER



If your home closed between March 2018 – June 2018, you will be receiving a "Year End Customer Satisfaction Survey" from Avid Ratings within the next few months. We encourage you to fill out the survey as your feedback is very important to us.

Also, if your home just closed, you will be receiving a "Customer Satisfaction Survey" from Avid Ratings approximately 30 days after you closed. Please help us by completing this survey so that we can continue to provide the highest level of service.