

SPRING

HOME MAINTENANCE CHECKLIST

In addition to Spring Cleaning, 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.

