



Fall and Winter Maintenance Reminder

Before the cold weather approaches you can take a few key steps to ensure that your home serves you well through the coming months. Please take time to check these items in and around your home and attend to any that need maintenance.

Drain your sprinkler system.

Be sure your garden hose has been removed from lawn service hose bib.

Clean gutters, check downspouts; confirm that they drain away from the house.

Check foundation, concrete, and yard for settling; fill in as needed for positive drainage away from your home.

Test smoke alarms.

Test and reset ground fault circuit interrupters (GFCI) breakers.

Change or clean the furnace filter. We strongly recommend that this be done every 3 to 6 months; failure to do so can result in furnace failure and will NOT be covered under warranty.

Adjust registers and confirm that cold-air returns are clear of furniture or draperies.

Pour water down the basement floor drain. As drain water evaporates, sewer odors can seep into the house.

Check caulking, inside and out, and touch up.

Inspect grout around tile and touch up.

Check garage overhead door, tighten bolts as needed, and lubricate springs with motor oil. Have other repairs done by professionals.

Adjust or replace weather stripping on exterior doors as needed.

Check the fit of exterior doors; thresholds are adjustable – use a quarter to turn the screws.

After snowfall, brush snow off gutters and away from downspouts.

Remove ice and snow from concrete as soon as possible; avoid using de-icing agents with damaging salts. Also keep in mind that chipping with ice scrapers can damage concrete.

In the winter heating season, the relative humidity should not exceed 45%. If your humidity level is too high, it can cause some serious damage to your home such as staining, rotting and mold - this will NOT be covered under warranty.

In very cold weather, a level of 30% or lower may be needed to prevent window condensation which is an indication that humidity is too high.

A relative humidity sensor (hygrometer) can measure the moisture level of your home. Hygrometers can be purchased at any local hardware store.

At the turnover of your home you should have received a blue and white book called "Information for the Care and Maintenance of Your New Home" which was written by the Alberta New Home Warranty Program. Please read this manual from cover to cover, it contains a lot of valuable information for homeowners and it also has a sample maintenance schedule for your home. This manual covers many more maintenance issues than I can cover in this letter, and are good for every homeowner to know.

