



## Spring and Summer Maintenance Reminder

As spring arrives 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.

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

Turn the humidifier off.

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

Start and adjust sprinkler system. Test exterior faucets for broken pipes.

Clean gutters and confirm that downspouts drain away from the house.

Look for settling of backfill soils and fill in where needed.

Wash windows and screens, clean weep holes, and lubricate tracks.

Check exterior paint and stain surfaces (especially stained doors) and refinish as needed.

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

When washing the exterior of your home do not use soap, it can get in behind the siding and it will deteriorate the tarpaper.

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.

