



Home Maintenance Tips

The most important thing to understand as a homeowner is that your house requires regular maintenance to keep it working efficiently and provide safety for your family.

Here is a list of some of your common home maintenance tips provided as a courtesy. Please also refer to the home maintenance manual book provided to you at your inspection for more in-depth information.

ROOF

- ☐ Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.
- ☐ Roof coverings are disposable and have to be replaced from time to time.
- ☐ **We recommend** an annual inspection by a qualified roofing contractor as part of a home maintenance plan.

EXTERIOR

- ☐ Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components.
- ☐ Grading around the home should slope to drain water away from the foundation to help keep the basement dry.
- ☐ Painting and caulking around windows and doors should be well maintained.
- ☐ Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

BASEMENT

- ☐ Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions.
Good maintenance of exterior grading, gutters and downspouts is critically important.
For more details, please reference the Home Maintenance Manual provided to you.

ELECTRICAL (INCLUDING SMOKE AND CARBON MONOXIDE DETECTORS)

- ☐ **Label the Panel** - Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labelling.
- ☐ **GFCI Outlets** – These should be installed anywhere near a water source (**ex: Kitchens, bathrooms, laundry rooms, etc.**) and should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.
- ☐ **Smoke Detectors** – These are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors.
- ☐ **Carbon Monoxide Detectors** – These should be provided adjacent to all sleeping areas. These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years.

NOTE:

Batteries for smoke and carbon monoxide detectors should be replaced annually. Even if these are present when you move into the home, we recommend replacing the detectors.

WATER HEATER TANK

- ☐ **Flush The Tank** - All water heaters should be flushed by a specialist every year to maximize performance and life expectancy.
This is even more critical on tankless water heaters.

HEATING AND COOLING

- ☐ **Annual Maintenance** - Set up an annual maintenance program that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement.
- ☐ **Call for Service Visit** - Arrange the first visit as soon as possible after taking possession.
- ☐ **Filters** – Check filters for furnaces and air conditioners monthly and change or clean as needed.
- ☐ **Duct Cleaning** – Recommend a professional duct cleaning company to clean the ducts to keep the furnace working efficiently and to promote healthy indoor air quality.
- ☐ **Hot Water Heating Systems** – Maintenance should be done by a specialist due to the risk of leakage at radiator valves. Valves are not operated during a home inspection.

FIREPLACE

- ☐ **Smoke Detectors** – These are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors.
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BATHROOMS AND LAUNDRY ROOM

- ☐ **Bathtub and Shower Maintenance** - Caulking around grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.
- ☐ **Washing Machine Hoses** - We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. Rubber hoses are not as reliable as steel. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.
- ☐ **Clothes Dryer Vents:**
 - We recommend that vents for clothes dryers discharge outside the home.
 - The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.
 - Lint filters in the dryer should be cleaned every time the dryer is used.
 - Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

GARAGE

- ☐ **Garage Door Safety:**
 - The auto reverse mechanism on your garage door opener should be tested monthly.
 - The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.