

INSPECTOR HOMES

CANADA LTD

PROFESSIONAL HOME INSPECTION AND CONSULTING

FALL HOME MAINTENANCE SCHEDULE

	'09	'10	'11	'12	'13
Have furnace or heating system serviced by a qualified service company every two years for a gas furnace, and every year for an oil furnace.					
Open furnace humidifier damper on units with central air conditioning and clean humidifier.					
Lubricate circulating pump on hot water heating system.					
Bleed air from hot water radiators.					
Examine the forced air furnace fan belt for wear, looseness or noise; clean fan blades of any dirt build-up (after disconnecting the electricity to the motor first). Most new furnaces have direct drive fans and do not have belts.					
Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilator, filters should be checked every two months. High efficiency reusable filters offer higher operating efficiency and lower costs over the seasons.					
Vacuum electric baseboard heaters to remove dust.					
Remove the grilles on forced air systems and vacuum inside the ducts.					
If the heat recovery ventilator has been shut off for the summer, clean the filters and the core, and pour water down the condensate drain to test it.					
Clean portable humidifier, if one is used.					
Check sump pump and line to ensure proper operation, and to ensure that there are no line obstructions or visible leaks.					
Replace window screens with storm windows.					
Remove screens from the inside of casement windows to allow air from the heating system to keep condensation off window glass.					
Ensure all doors to the outside shut tightly, and check other doors for ease of use. Renew door weatherstripping if required.					
If there is a door between your house and the garage, check the adjustment of the self-closing device to ensure it closes the door completely.					
Ensure windows and skylights close tightly.					
Cover outside of air conditioning units.					
Ensure that the ground around your home slopes away from the foundation wall, so that water does not drain into your basement. Ground can settle over time, especially in newer neighborhoods.					
Clean leaves from eavestroughs and roofs, and test downspouts to ensure proper drainage. Make sure that downspout extensions direct water 4' to 6' away from foundation.					
Drain and store outdoor hoses. Close valve to outdoor hose connection and drain hose bib unless your house has frost-proof hose bibs.					
Winterize landscaping: blow out sprinkler lines, store outdoor furniture, prepare gardens, and protect young trees and shrubs.					
Check chimney cap for obstructions and the caulking between the cap and chimney.					