

INSPECTOR HOMES

CANADA LTD

PROFESSIONAL HOME INSPECTION AND CONSULTING

WINTER HOME MAINTENANCE SCHEDULE

	'09	'10	'11	'12	'13
Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilators, filters should be changed every two months. High efficiency reusable filters offer higher operating efficiency and lower costs over the seasons.					
After consulting your hot water tank owner's manual, drain off a dishpan of water from the cleanout valve at the bottom of the tank to control sediment and maintain efficiency. Beware, the water will be hot!					
Clean humidifier two or three times during the season. Bacterial growth on filters and pads can be harmful.					
Vacuum bathroom fan grilles for best performance.					
Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning properly.					
Vacuum radiator grilles on the back of refrigerators and freezers and empty and clean drip trays.					
Check gauge and expiry labels on all fire extinguishers and recharge or replace as necessary.					
Check fire escape routes, door and window locks and hardware, lighting around outside of home; ensure family has good security habits.					
Check basement floor drain to ensure that there is water in the trap. Water can evaporate from trap over time and can allow harmful sewer gases into the house.					
Monitor your home for excessive moisture levels - condensation on windows can cause significant damage over time and pose serious health risks. Correct levels by adjusting humidifier or ventilation.					
Check all faucets for signs of dripping and change washers as needed. Faucets requiring frequent replacement of washers may need to be repaired or replaced.					
If you have a plumbing fixture that is not used frequently, such as a laundry tub or spare bathroom sink, tub or shower, run water briefly to keep clean water in the trap.					
Clean drains and clean-outs in dishwasher, sinks, tubs and showers to prevent build-up and clogging.					
Test plumbing shut-offs to ensure that they are working and to prevent them from seizing. NOTE: This can be troublesome if the shut-offs have not been used for a long period. The seals in the compression valves may have become hard and brittle in the lack of use and can cause the valves to drip even when closed. It is wise to keep these in good working order so that you know that they work when you need them (usually in an emergency), be prepared to replace or repair them if they start to drip.					
Examine windows and doors for ice accumulation or cold air leaks. Some repairs may be able to be completed in the winter on a warm day; others may need to wait until spring.					
Examine attic for frost accumulation. This occurs from warm, moist air leaking into the attic turning to frost on the cold surfaces. This can often be remedied by increasing attic ventilation and sealing around bathroom fans, light fixtures and other penetrations through the ceiling.					