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# Contenu archivé

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# HOME MAINTENANCE TIPS



Fall / Winter

64721

Canada 

  
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HOME TO CANADIANS

■ Inspecting your home on a regular basis and following good maintenance practices are the best ways to protect your investment in your home. A regular schedule of seasonal maintenance can put a stop to the most common – and costly – problems, *before* they occur.

Fall is the time to get your home ready for the coming winter, which can be the most grueling season for your home.



During winter months, it is important to follow routine maintenance procedures, by checking your home carefully for any problems arising and taking corrective action as soon as possible.

Canada Mortgage and Housing Corporation (CMHC) can help you maintain your home during the fall and winter months. By following the information noted here, you will learn about protecting your investment and how to keep your home a safe and healthy place to live.





# FALL/WINTER HOME MAINTENANCE TIPS

## Fall Tips

- Clean leaves from eavestroughs and roofs, and test downspouts to ensure proper drainage from the roof.
- Ensure that the ground around your home slopes away from the foundation wall, so that water does not drain into your basement.
- Winterize landscaping, for example, store outdoor furniture, prepare gardens and, if necessary, protect young trees or bushes for winter.
- Drain and store outdoor hoses. Close valve to outdoor hose connection and drain the hose bib (exterior faucet), unless your house has frost proof hose bibs.
- Cover outside of air conditioning units.
- Check chimneys for obstructions such as nests.
- Ensure all doors to the outside shut tightly, and check other doors for ease of use. Renew door weatherstripping if required.
- Ensure windows and skylights close tightly.
- Replace window screens with storm windows.
- Check and clean or replace furnace air filters each month during the heating season and 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.
- Examine the forced air furnace fan belt for wear, looseness or noise; clean fan blades of any dirt buildup (after disconnecting the electricity to the motor first).
- Remove the grilles on forced air systems and vacuum inside the ducts.

## Winter Tips

- Monitor your home for excessive moisture levels—for example, condensation on your windows, which can cause significant damage over time and pose serious health problems—and take corrective action. Refer to *About Your House* factsheet *Measuring Humidity in Your Home*.
- Examine attic for frost accumulation. Check roof for ice dams or icicles. If there is excessive frost or staining of the underside of the roof, or ice dams on the roof surface, consult the CMHC *About Your House* factsheet *Attic Venting, Attic Moisture and Ice Dams* for advice.
- Examine windows and doors for ice accumulation or cold air leaks. If found, make a note to repair or replace in the spring.
- Check electrical cords, plugs and outlets for all indoor and outdoor seasonal lights to ensure fire safety; if worn, or plugs or cords feel warm to the touch, replace immediately.
- Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.
- If you have a plumbing fixture that is not used frequently, such as a laundry tub or spare bathroom sink, tub or shower stall, run some water briefly to keep water in the trap. Check the basement floor drain to ensure the trap contains water. Refill with water if necessary.
- Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning.
- Vacuum radiator grilles on back of refrigerators and freezers, and empty and clean drip trays. Vacuum bathroom fan grille.
- Clean humidifier two or three times during the winter season.





## **Ask CMHC About Your Home's Possibilities.**

As Canada's national housing agency, CMHC is your leading source of

objective and reliable housing information. CMHC can help to open the doors to a world of housing information – all under one roof. Our publications cover every facet of owning, maintaining or renovating a home.

For information on our products, services, and publications, visit [www.cmhc.ca](http://www.cmhc.ca) or call CMHC at **1-800-668-2642**.

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on a wide variety of home ownership topics ranging from energy efficiency, to landscaping, to maintenance and repair. Subscribe today at [www.cmhc.ca/enewsletters](http://www.cmhc.ca/enewsletters).

### **Planning Major Repairs or Renovations?**

During the course of maintaining your home, you may identify the need for upgrades, repairs or renovations. CMHC offers a variety of Mortgage Loan Insurance products to assist your lender in meeting your housing finance needs. Ask your lender about CMHC.

*Everything you need to open new doors*