



MARK GOLDADE PERSONAL REAL ESTATE CORPORATION



**COLDWELL BANKER**

**PREFERRED  
REAL ESTATE**

## Home Maintenance Checklist

### Introduction:

Regular home maintenance is crucial to preserving the value and integrity of your property. This comprehensive checklist is tailored to the unique environment in Manitoba, ensuring your home remains in top condition through the province's distinct seasons. By following this guide, you can address minor issues before they become major problems, ultimately saving time and money.

### Monthly Maintenance Tasks:

#### 1. Inspect HVAC Filters:

- **Task:** Check and replace or clean HVAC filters.
- **Purpose:** Ensure efficient operation and improve indoor air quality.

## **2. Test Smoke and Carbon Monoxide Detectors:**

- **Task:** Test all smoke and carbon monoxide detectors.
- **Purpose:** Ensure they are functioning correctly for safety.

## **3. Check for Plumbing Leaks:**

- **Task:** Inspect under sinks and around toilets for leaks.
- **Purpose:** Prevent water damage and mold growth.

## **4. Clean Kitchen Sink Disposal:**

- **Task:** Run ice cubes and a small amount of vinegar through the disposal.
- **Purpose:** Sharpen blades and eliminate odors.

## **5. Inspect Fire Extinguishers:**

- **Task:** Ensure fire extinguishers are fully charged and accessible.
- **Purpose:** Maintain readiness for emergencies.

## **Seasonal Maintenance Tasks:**

### **Spring Maintenance Checklist:**

#### **1. Inspect Roof and Gutters:**

- **Task:** Check for damage or debris on the roof and clean gutters.
- **Purpose:** Prevent leaks and water damage.

## **2. Service Air Conditioning System:**

- **Task:** Have a professional service the air conditioning unit.
- **Purpose:** Ensure efficient operation during the summer months.

## **3. Check Exterior Paint and Siding:**

- **Task:** Inspect for peeling paint or damaged siding.
- **Purpose:** Maintain curb appeal and protect the home from weather.

## **4. Clean Windows and Screens:**

- **Task:** Wash windows inside and out, and clean or replace screens.
- **Purpose:** Improve natural light and airflow.

## **5. Inspect Driveways and Walkways:**

- **Task:** Check for cracks and repair as needed.
- **Purpose:** Prevent further damage and maintain safety.

## **Summer Maintenance Checklist:**

### **1. Maintain Yard and Landscaping:**

- **Task:** Mow the lawn, trim shrubs, and water plants regularly.
- **Purpose:** Keep your yard looking its best.

## **2. Inspect and Repair Decks and Patios:**

- **Task:** Check for loose boards, nails, and structural issues.
- **Purpose:** Ensure safety and longevity of outdoor spaces.

## **3. Clean and Inspect Garage:**

- **Task:** Organize and clean the garage, and inspect the door mechanism.
- **Purpose:** Maintain functionality and safety.

## **4. Service Lawn Equipment:**

- **Task:** Sharpen blades, change oil, and check spark plugs.
- **Purpose:** Ensure efficient operation.

## **5. Test Sprinkler System:**

- **Task:** Check for leaks and ensure even water distribution.
- **Purpose:** Maintain a healthy lawn.

## **Fall Maintenance Checklist:**

### **1. Prepare Heating System:**

- **Task:** Have a professional service the furnace and clean ducts.
- **Purpose:** Ensure efficient operation during the winter months.

### **2. Inspect and Clean Chimney:**

- **Task:** Have the chimney inspected and cleaned by a professional.
- **Purpose:** Prevent chimney fires and improve efficiency.

### **3. Seal Gaps and Cracks:**

- **Task:** Check windows and doors for drafts and seal with caulk or weatherstripping.
- **Purpose:** Improve energy efficiency.

### **4. Clean Gutters and Downspouts:**

- **Task:** Remove leaves and debris from gutters and downspouts.
- **Purpose:** Prevent ice dams and water damage.

### **5. Winterize Exterior Faucets:**

- **Task:** Turn off the shut-off valve to exterior water taps and drain hoses.
- **Purpose:** Prevent pipes from freezing and bursting.

## **Winter Maintenance Checklist:**

### **1. Inspect Roof for Ice Dams:**

- **Task:** Check for ice buildup and remove snow as needed.
- **Purpose:** Prevent water damage and roof leaks.

### **2. Monitor Indoor Humidity Levels:**

- **Task:** Use a humidifier or dehumidifier to maintain comfortable humidity levels.
- **Purpose:** Prevent mold growth and static electricity.

### **3. Check Basement for Moisture:**

- **Task:** Inspect for dampness or leaks and use a dehumidifier if necessary.
- **Purpose:** Prevent mold growth and structural damage.

### **4. Test Sump Pump:**

- **Task:** Ensure the sump pump is working correctly.
- **Purpose:** Prevent basement flooding.

### **5. Inspect Insulation:**

- **Task:** Check attic and basement insulation for adequate coverage.
- **Purpose:** Improve energy efficiency and comfort.

## **Annual Maintenance Tasks:**

### **1. Schedule Professional Pest Control:**

- **Task:** Have a pest control professional inspect and treat your home.
- **Purpose:** Prevent infestations and damage.

### **2. Service Water Heater:**

- **Task:** Drain and flush the water heater to remove sediment.
- **Purpose:** Improve efficiency and lifespan.

### **3. Clean Out Dryer Vents:**

- **Task:** Remove lint buildup from dryer vents.
- **Purpose:** Prevent fires and improve dryer efficiency.

### **4. Check Electrical System:**

- **Task:** Inspect the electrical panel, outlets, and cords for issues.
- **Purpose:** Ensure safety and prevent electrical fires.

### **5. Inspect Foundation:**

- **Task:** Check for cracks or signs of settling and address any issues.
- **Purpose:** Prevent structural damage.

### **6. Test Emergency Generators:**

- **Task:** Run and test any emergency generators.
- **Purpose:** Ensure they are operational during a power outage.

## **Special Considerations for Manitoba:**

### **1. Snow and Ice Removal:**

- **Task:** Keep walkways, driveways, and roofs clear of snow and ice.

- **Purpose:** Ensure safety and prevent damage from ice buildup.

## **2. Manage Moisture:**

- **Task:** Use a dehumidifier in summer and a humidifier in winter to maintain proper indoor humidity levels.
- **Purpose:** Prevent mold growth and maintain comfort.

## **3. Extreme Temperature Preparedness:**

- **Task:** Insulate pipes, ensure your furnace is in good working order, and keep an emergency kit for power outages.
- **Purpose:** Protect your home and family during extreme weather conditions.

### **Contact Information:**

For more personalized assistance, contact me at:

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