

Home Setup

Things to remember after you move in.

1. **Smoke detectors:** 1 on each floor, especially near bedrooms. Should be replaced every 10 years.
2. **Carbon monoxide detectors:** installed near gas/oil appliances near the floor.
3. **Locks:** Changed all the locks
4. **HVAC:** Have your HVAC system inspected and serviced by a licensed specialist.
5. **Main shutoffs:** Know how to shut of the heating, electrical and plumbing systems.
6. **Electrical circuits:** Correct labels will help you know which ones to turn off in an emergency.
7. **Wood burning appliances:** have the chimney inspected and swept as required.
8. **Air-Conditioning unit:** Make sure there is at least 1m of clearance around the condenser.
9. **Washing machines:** Use braided steel hoses rather than rubber hoses. They are tougher and reduces the risk of serious water damage due to a hose rupturing.
10. **Clothes dryers:** Replace "accordion" type vent pipe with a smooth wall pipe. Also keep the run as short as possible.
11. **Fire extinguishers:** 1 each floor, 1 in the kitchen.
12. **Fire escape routes:** plan an escape route.
13. **Safety improvements:** If your home inspector recommended any safety improvements, these should be taken care of immediately, although they are at your discretion.

Maintenance

Monthly

1. **Smoke detectors:** Test and replace as needed.
2. **Carbon monoxide detectors:** Test and replace as needed.
3. **GFCI:** Test, if faulty, contact a licenses electrician.
4. **Furnace Filters:** Change
5. **Automatic Garage Door:** Test safety settings.
6. **Range hood filters:** Clean.

Home Setup and Maintenance



When moving into a new home, there are some things that you'll need to take care of. This list provides focus on things you need to do for your new home.

Proper maintenance protects your investment, enhances your comfort, extends life expectancies and reduces your costs. It's the smart thing to do. Some home owners can and love doing the work themselves, and others prefer a professional hand.

Avelar Home Inspection Inc. is also available to answer all your home inspection questions.

7. **Central Vacuum:** Empty and clean filter.

Quarterly

1. **Sliding doors and windows:** clean tracks and make sure the drain holes are open to reduce risk of water damage.
2. **Floor drains:** Check that there is water in the traps.
3. **Heat Recover Ventilator (HRV):** clean/replace filter.
4. **Bathroom exhaust fan:** Clean.

Spring

1. **Gutters:** Clean.
2. **AC System:** Service before use.
3. **Humidifier attached to furnace:** Turn off and shut off water supply. Close damper.
4. **Well Water:** Have it tested.
5. **Sump pump:** Test.
6. **Chimneys for fireplaces:** inspect and sweep as required.

Fall

1. **Gutters:** Clean
2. **Furnace:** Service before use.
3. **Gas fireplace:** Service before use.

4. **Outdoor hose bibs:** Turn off (unless they are frost free type).
5. **Hot water heating systems:** Bleed radiators to remove air. Lubricate circulating pump as needed.
6. **Humidifier connected to furnace:** turn on, open water supply and open damper.
7. **Electric baseboard heaters:** Vacuum.
8. **Well water:** Test.
9. **Sump pump:** Test.
10. **Catch basins:** test and clean out if needed
11. **Exterior vents:** make sure the vent flaps are operational to reduce heat loss and keep pests out.

Annually

1. **Trees and shrubs:** Trim back at least 1m from AC to allow for optimum operation of your AC unit. Trim back from walls and roofs to prevent damage.
2. **Vines:** trim away from building.
3. **Roof:** Inspect annually.
4. **Bathtub/Shower enclosures:** Check the caulking/grout for

deterioration. Correct as needed.

5. **Attic:** check for evidence of pests and roof leaks to prevent infestations and water damage.
6. **Exterior:** inspect for weather tightness at siding, trim, doors, windows, wall penetrations to prevent water damage.
7. **Exterior paint/stain:** Paint will degrade over time and needs to be reapplied. Pay close attention to wood that is in contact with soil.
8. **Exterior grade:** check that it slopes down away from the building. This helps shed water away from your basement.
9. **Refrigerators and freezers:** vacuum coils.
10. **Fire extinguisher:** check gauges.
11. **Garage door hardware:** lubricate moving parts and rails.

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