

FALL MAINTENANCE CHECKLIST

LANDSCAPING:

- Bring in any clay pots before freezing weather.
- Fill in holes with fill dirt and re-seed.
- Ensure that water drains away from the home.
- Check trees surrounding the home for weak branches and have them trimmed.
- Trim back all hedges and bushes.
- Check mailboxes, fencing, walkways, the porch, patios/decks, etc. for maintenance.
- Check for cracks in concrete and have them filled.
- Tune-up the snow-blower, have a snow shovel available, and buy walkway de-icer.

FOUNDATION:

- Check crawlspace for good ventilation and for water. Install a vapor barrier if one is missing.
- Inspect basement walls for cracks. If cracks are larger than 3/16", consult an expert for repairs.
- Inspect walls for 'weep holes' and repair any that are leaking.
- Condo residents only - consult your by-laws regarding basement repairs before hiring a contractor.

FRAMING/EXTERIOR:

- Look for any cracked joints or rafters.
- Look for signs of infestation.
- Does your brickwork need water sealing? (Might need this every 5-8 years.)
- Does the siding or trim need repainting?
- Secure loose siding and trim.
- Replace cracked or broken windows.
- Caulk around doors, windows, and vents.
- Look into adding insulation to any sidewalls, and to the floor of an unfinished attic.

ROOF:

- Clean gutters and downspouts.
- Secure gutters and downspouts.
- Check for worn/damaged shingles.
- Check flashings for rust/cracking.
- Check for water damage under the roof.
- Clear away any trees/branches touching the roof.

ELECTRICAL:

- Replace bulbs in outdoor light sockets.
- Have your system checked if your fuses trip constantly, or if you experience flickering/dimming.
- Install GFCI outlets near any water source, and in all exterior outlets.

PLUMBING:

- Put away the garden hose.
- Insulate water supply lines.
- Insulate your water heater.
- Fix leaky valves/sinks.
- Test the sump pump, and install a back-up if one isn't present.

HVAC:

- Cover the air conditioner.
- Have your furnace checked & cleaned.
- Check your ductwork for cracks, seal any spaces with foil tape.
- Install/test smoke and carbon monoxide detectors, and replace any old batteries.
- Ensure flues are clear and clean before full time use of the heating systems.
- Check the chimney for birds/rodents prior to full use of heating systems or fireplaces.

*** Many of these repairs you can complete on your own, but for any tasks that you are unsure of - feel free to consult a home repair book or hire a professional contractor.**