

# Homeowner Maintenance Tips

## DAILY

### Cleaning Your Lint Traps

- There are two lint traps in the laundry area; one found in the dryer itself and a second in the ceiling. We recommend you regularly remove and clean the traps as lint buildup can be a potential source of fire and will delay the drying time of your clothing.
- Prior to cleaning your dryer vent, we recommend you disconnect the vent by loosening the gear clamp found at the end of the connection and vacuuming and/or brushing the duct point.

### Closing Your Blinds

- Keeping your blinds or curtains fully closed regularly can prevent air from freely flowing through your space which may cause condensation to form in the winter season. We recommend keeping blinds approximately 2 feet up from the ground and curtains slightly ajar.

### Maintaining Humidity and Temperature

- Materials such as wood, vinyl, drywall and even concrete can contract and expand which may cause the material to crack or displace itself during temperature variations. High humidity levels can also impact the material lifetime causing it to wear down quickly. We recommend maintaining humidity levels of 30-50% and temperatures of at least 20-24 degrees Celsius year-round.

## QUARTERLY

### Cleaning Your Filters

- Most HVAC systems have filters which absorb dust and harmful contaminants around the home, causing the carbon properties of the filter to wear out. For this reason, we recommend filters be changed every 3 months. If you have allergies or pets, you should consider changing them more frequently.
- Should your HVAC system contain a heat pump, we also recommend cleaning the air intake grill when changing your air filter.
- Please note that filters are not limited to just your HVAC system. To maintain the air quality of your home, we also recommend regularly removing and cleaning your kitchen range hood filter. It is important that the filter is completely dry before placing it back to prevent moisture from being pulled in, which may cause damage to the motor or internal components when the air pulls in the remaining water.

## ANNUALLY

### Maintaining Caulking

- Caulking compounds are commonly used around gaps when installing countertops in the kitchen and bathroom or even around your baseboards to prevent any unwanted dust, or moisture to enter in the gaps. Throughout the seasons, over time, the material will harden and expand and contract causing cracks to form. We recommend re-caulking the affected areas to ensure no gaps are exposed and to provide an even clean finish throughout the home.

### Maintaining Grout and Tile

- Sealing the grout between your tiles once a year will prevent stubborn stains from penetrating and becoming unsightly. Routine scrubbing of the grout with warm soapy water will keep it clean and fresh. Take care in using strong cleaners or bleach, as they may stain or deteriorate the grout.
- Minor separation and looseness of tile grout on tubs, showers, countertops, and flooring, where it is joined with other materials, is inevitable. This is caused by the normal expansion and contraction of materials involved. Grout repairs are routine homeowner maintenance. Repairs of sealed grout may cause colour variations.
- Tile maintenance is the responsibility of the homeowner. Special care should be taken at tile areas that are exposed to water such as around bathtubs, showers and on kitchen and bath counter tops. If any grout becomes loose or gaps appear between the tub and the tile, apply a waterproof caulking material to prevent water from migrating behind the tile. If water is allowed to accumulate behind the tile, mold may develop.

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## SEASONAL ITEMS

### SPRING

#### Maintaining Weep Holes and Balcony Tracks

- There are drainage holes commonly referred to as weep holes within your balcony tracks that allow rainwater or any condensation that forms in the winter to drain away. We recommend you keep both the track and the drainage holes clear of any snow or debris build up to allow the water to freely move.

### AUTUMN

#### Winterizing Your Hose Bib (if applicable)

- If you have a hose bib on your terrace, verify whether it is frost free. If it is not, closer to the winter season, we recommend you shut off the valves leading to the exterior and completely drain any remaining water in the pipe to prevent the water from freezing and potentially bursting.

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## MISCELLANEOUS

- We recommend you keep a shower drain strainer to prevent clogs from occurring and remove any hair.
- If you've noticed that your shower fixture doesn't have the same pressure or flow over time, we recommend cleaning the aerators and shower heads of mineral deposits. Purchase a pre-mixed acidic product dedicated to removing mineral deposits and follow the product's instructions.
- Over time your toilet flapper or fill valve may fail, causing the toilet to constantly fill and drain the bowl or tank. Should this occur, you may purchase a replacement piece at any local hardware store and follow its instructions on replacing the affected part. You may also consider hiring a plumber to replace the affected fixture.