




SEASONAL CHECKLIST

FALL

INSPECTING AND MAINTAINING YOUR HOME

Here are a few actions to take in the fall to get your house ready to face the rigours of winter.

 OUTSIDE ✓
<p>Clean and inspect the roof:</p> <ul style="list-style-type: none"> • Covering; • Metal flashing; • Skylights; • Seals; • etc.
<p>Remove leaves and debris; in the case of a flat roof, make sure nothing is obstructing the drain or its protective grille.</p>
<p>Check the condition of the chimney (masonry, metal, anchors and the chimney cap or decorative top). Make sure there are no obstructions (e.g., a branch or a bird's nest). If it wasn't done in the springtime, have the chimney swept.</p>
<p>Remove leaves or other debris from the roof gutters and check that they are securely attached.</p>
<p>Pour water into the downspouts to make sure they are not blocked. Make sure downspouts empty out a good distance from the foundation.</p>
<p>Empty window wells of any debris that might affect proper drainage.</p>
<p>Remove any lint or dust that might prevent flapper valves on exhaust vents from closing tightly.</p>
<p>Flapper valves to check:</p> <ul style="list-style-type: none"> • Dryer; • Range hood fan; • Bathroom fan; • Air exchanger; • etc.
<p>Carefully inspect the foundation. If necessary, seal any cracks in the concrete to prevent water leaks.</p>
<p>If need be, correct the slope of the ground near the foundation to direct runoff water away from the house.</p>
<p>Check the exterior cladding. To cope with winter, it must be in good condition and securely attached to the building.</p>
<p>As needed, repair the caulking (exterior sealing) around doors and windows.</p>

If you have a heat pump, make sure it is secure and that there is nothing interfering with its air intake. Remove any encroaching vegetation.

If the heat pump is more than five years old, have it checked annually by a specialist.

Repair cracks and potholes in the driveway asphalt to prevent damage by water infiltration during freeze/thaw cycles.

Autumn mowing: once leaves have fallen on your property, set your mower to mulch mode and shred the leaves; this will naturally fertilize the lawn. Rake some of the dead leaves onto the perennials in your flower beds. Pick up the rest and use them for your home or community compost.

Around the end of October, mow the grass one last time to a height of 5 cm (2 in.).

If you have a gas-powered mower, add fuel stabilizer and, if required by the manufacturer, change the motor oil when storing it to ensure easier starting in the spring. This is also a good time to clean and sharpen the blade and lubricate other garden tools.

Install winter protectors for plants, shrubs and trees—but not before the first ground frost.

Disconnect, flush and store garden hoses. Make sure the supply line and outside tap are not vulnerable to freezing. If necessary, flush them.

Empty automatic sprinkler systems; purge with compressed air.

If you have a swimming pool, fountain or pond:

- Reduce the water level in the pool to about 30 cm (1 ft) below the skimmer;
- Disconnect and empty all pipes for storage;
- Purge the motor before storing it in a heated location;
- Remove and clean pumps and pipes for fishponds, fountains, etc., before storing in a freeze-free location.

Remove from the garden shed any products (paint, grease, etc.) that would be affected by freezing.

Protect or store your garden furniture.

Clean the barbecue and cover or store it for the winter.

Store the propane tank outside (not in the shed or garage!) in an upright position under a cover or a tarp so it is protected from impacts, bad weather, sunlight, and all other heat sources.

Replace bulbs in exterior lighting.



INSIDE



- Clean carpets, rugs, drapes and blinds, as well as the fabric of chairs and couches.
- Apply an appropriate coating (natural oils or beeswax) to wooden furniture.
- If you have a hot-water heating system, lubricate the circulating pump and purge air from (“bleed”) the radiators.
- If you have a forced-air heating system, clean or replace the filter.
- Remove warm-air registers and return-air grilles and vacuum inside ducts. If necessary, have the heating ducts cleaned.
- If necessary, have a licensed contractor clean and tune up the central heating system.
- Perform maintenance on an air exchanger or heat-recovery ventilator (HRV).
- Clean portable humidifiers or, if applicable, the humidifier attached to the central heating system.
- Vacuum electric baseboards or convection heaters to remove dust. Ensure they are located at least 10 cm (4 in.) away from drapes and furniture.
- Perform maintenance on the dishwasher:
 - Washing arms;
 - Drain;
 - Door gasket.
- Check windows and doors for airtightness. If necessary, repair caulking and weatherstripping.
- Remove any interior screens from windows to improve warm-air flow to the glass and prevent condensation. If applicable, install storm windows.
- If you have a portable air conditioner, store it or cover it well with a purpose-built hood.
- If you have a garage connected to the house, check the automatic door opener to make sure the door closes completely.
- On the weekend when you set the clocks back to standard time, test the CO detector and smoke alarms; replace batteries if necessary.
- Clean the garage floor drain.
- Check the operation of the sump pump.
- Have the quality of your well water analyzed. A bacterial analysis is recommended every six months.