



## Home Care Guide

A new home is one of the largest investments most people will ever make. Here are some guides to the care and maintenance of your new home.

### Hardwood/ Engineered Flooring

- Wipe up spills immediately.
- Clean with vacuum cleaner, use a well wrung out mop or dust mop.
- Avoid excessive water and harsh cleaners.
- Soft felt protector pads should be used on the bottom of furniture legs. Do not pull furniture across the floors.

### Cabinets

- Wood such as Oak, Birch and Mahogany are sensitive to extreme change in the moisture content of air.
- To be cleaned with a damp cloth and dried immediately.
- Avoid any harsh cleaners.
- Through time the hardware may loosen and require tightening. This is considered a normal maintenance.
- Cabinet doors can move out of alignment with normal use, it's easy fixed by making small adjustments.

### Counter Tops

- Granite- is highly resistant to chips and scratches, but some porous and should be treated with care, use a mild soap and a soft cloth.
- Quartz surfaces/Engineered stone counter tops, vary in their resistance to scratches and stains, therefore follow manufacturer instructions.
- Cutting boards are strongly recommended, trivets are also recommended for use with hot pots and pans.

### Doors

- Weather stripping will wear out with time. You should check weather stripping each fall of exterior doors replace if necessary.

### Exterior Sliding Screen Doors

- Normal wear can cause rollers or slides to deteriorate, causing latches to become misaligned.
- Dirt in a threshold track can also interfere with the glide of a sliding door.
- Maintain a sliding door track clean and lubricate both periodically.
- If door slides on wheels it has an adjustment screw in the frame of the screen for alignment.

### Windows

- Windows are typically composed of a vinyl frame or a wood frame covered by a metal skin on the exterior.
- Frames of vinyl windows and the exterior metal on a metal-clad window are virtually maintenance free.
- Condensation of moisture on interior windows forms naturally when interior air with sufficient moisture comes in contact with cold window surface.
- Reduce moisture by using the exhaust fans in place, bathrooms, kitchen or bringing fresh dry air from outside into the home.

## Natural Gas Fire Place

- Fireplaces and other flames appliances should never be left unattended when lit.
- Most natural gas fireplaces pull combustion air from outside through the inlet vent. Do NOT obstruct this vent.
- Conventional gas fireplaces have their own air intake and exhaust path, so there is no damper to open and close as there is in wood burning fireplaces.
- After several years it's not uncommon for a sensor (called a Thermocoupe) to fail. When fails the fireplace will shut down and extinguish the pilot light.
- This can be serviced without disturbing the natural gas line.

## Smoke/ Fire/ Carbon Monoxide Detectors

- Test your smoke detector monthly by pressing the test button.
- Do not disable smoke detectors even temporary.
- Vacuum or dust and (follow manufacturer instructions.)

## Electrical

- The main electrical panel contains an array of circuit breakers. Circuit breakers are the modern day version of the fuse.
- The breakers automatically turn off the flow of electricity at the electrical panel, when too much current is drawn to them.
- You should be familiar with the electrical panel and know which breaker controls each electrical area of your home.

## Plumbing

- All plumbing systems are inspected by the Municipality and enforced by the Ontario Building Code Requirements.
- Main valve can be turned off in the event of a major leak in the house.
- Other small Shut-off valves Also located under each sink or back of toilets.
- Avoid any grease and food products or laundry lint going to the drains, this will cause blockages, which will void any plumbing warranties.
- Other than natural waste or toilet paper should not be flushed down toilets.

## Maintaining Your Septic Safely

- Very important to follow the maintenance instruction for your septic tank.
- Limit your use of heavy duty cleaners, these products with harsh chemicals will kill the good bacteria in the system which is needed to break down of solids.
- Don't treat your toilet like a trash. Only things that should be flushed down your toilet are human waste and toilet paper. Never flush: hair, personal hygiene, cat litter, cigarette butts, coffee grounds, cotton balls, make-up pads, baby wipes, or any disposable wipes.
- It's in your interest to clean the septic tank once every 2-3 years or (as instructed on manual.) Note this will vary depending on usage and how many people live in your house hold.

## Hydro Seed

- After lawn is first Hydro Seeded, allow the mulch to dry before watering (usually dry by the next day.)
- Avoid walking on newly seeded area.
- Home Owner: During the first two weeks, water all areas every day, keeping area slightly moist to speed up germination. Water 1-to 20 minutes per section.