

ALL POINTS FACTOIDS

The most common things homeowners SHOULD DO

1. Replace or wash the furnace air filter on a regular routine basis to maintain maximum efficiency and life expectancy.
2. Wash the exterior air conditioner condenser coil annually to maintain maximum efficiency and life expectancy.
3. Service the furnace, gas, fireplace, and air conditioner annually to maintain maximum efficiency.
4. Remove garden hoses and shut off hose bibs at interior to prevent frozen burst water pipes.
5. In the summertime, if so equipped, turn off the humidifier control and also close the bypass damper to improve AC performance. In the wintertime, be sure to clean the humidifier for proper operation.
6. Remove lint from exterior dryer vent on a regular basis.
7.
 - Test the exterior, bathroom, sauna and kitchen GFCI receptacles monthly.
 - Test the smoke detectors monthly and replace batteries yearly, if required.
 - Test the carbon monoxide detectors monthly and replace batteries yearly, if required.
 - In newer homes, test the bedroom arc fault circuit breakers monthly.
8. Check garage door auto-reverse operation every three months.
9. Check the attic insulation as a precaution for the presence of mice which will tunnel through the loose-blown fiberglass insulation. This affects two out of three houses. Also, although still less common, check for squirrels or raccoons which will crush down the attic insulation, rendering it almost useless.
10. Wood stoves and zero-clearance fireplaces should be inspected and cleaned annually by a certified W.E.T.T. specialist.

The most common things homeowners SHOULD NOT DO

1. Apply latex sealer to asphalt driveways. This will actually accelerate surface cracking. Just check out parking lots with painted lines.
2. Install air filters or screens at hot air registers and air returns. This will actually cause the furnace or air conditioner to overheat, shortening their life expectancies at an increased cost to operate because of reduced efficiency.
3. Install air fresheners in electrical receptacles. This will actually reduce air quality, according to the experts at Canadian Housing and Mortgage Corporation (CMHC).
4. Install or use white vinyl dryer exhaust vents which can become clogged with lint and are known to cause 20,000 house fires a year in North America.
5. Disconnect or remove the garage access door closer which can allow fire or dangerous carbon monoxide gas to enter into the home.