



HOW TO CARE FOR YOUR HOME THROUGH EVERY SEASON IN KINGSTON

Make your new construction home in Ontario feel fresh and new forever with these seasonal maintenance tips.



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FALL PREP

It's time to get your home ready for lower temperatures. Start prep late fall.

Start here:

- Book a furnace inspection. You don't want to find out your heat doesn't work in December.
- Seal gaps around windows and doors. Use caulking or foam where needed.
- Test your smoke and carbon monoxide detectors. It gets darker earlier, and you'll be indoors more, so safety matters.
- Trim back trees or shrubs near the house before the snow weighs them down.
- Drain and store garden hoses and close shut-off valves for exterior taps.



WINTER PREP

Winters are cold and enduring in Ontario, especially Kingston and surrounding cities. A bit of prep in late fall or early winter makes a big difference.

Start here:

- Check your furnace filter every 30 to 60 days. Clean filters help the system work better and heat your home faster.
- Seal up any cold air leaks around windows or doors. Add weatherstripping or door sweeps if you notice drafts.
- Store de-icing salt and sand in your garage or back entry before the first freeze hits.
- Protect outdoor taps. Turn off the shutoff valves inside your basement and drain any remaining water to avoid burst pipes.
- Check roof and gutters for ice buildup. Icicles hanging over walkways? Call a professional to assess. Don't climb on icy roofs.



SPRING PREP

Melting snow and muddy yards means spending some extra time cleaning inside and outside the house.

Start here:

- Clean out your gutters. Clogged gutters cause water to overflow and damage siding or foundations. Do it after the last snow melts.
- Rake out dead grass and leaves from your lawn to give it a fresh start. This helps with early growth and drainage.
- Walk the perimeter of your home. Look for cracks in your foundation, shifting pavers, or damaged siding.
- Switch off your whole-house humidifier, if you used one during winter. Warmer air holds more moisture, and you don't want condensation problems.
- Check your sump pump if you have one. Spring thaw is when you'll need it most.



SUMMER PREP

Summer's the time to enjoy good weather and your house typically needs lower maintenance. Use this time to focus on annual maintenance.

Start here:

- Get your air conditioning system inspected or cleaned. A dusty outdoor unit won't cool efficiently, and clogged vents can push your hydro bill higher.
- Inspect decks, fences, and patios for loose boards or nails. Summer is when you'll use them most.
- Water your lawn early in the day. Early watering cuts down on evaporation and keeps your grass healthier.
- Check all outdoor taps and hoses for leaks. Even a small drip can waste hundreds of litres over the summer.
- Clean your windows inside and out, especially if your home has large front-facing or rear-facing windows.

Keep up with the basics, and your home stays easy to live in all year.