



WINTER CARE GUIDE FOR NEW CONSTRUCTION HOMES



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Winter puts every new construction home to the test. Even though everything is brand new and covered by Tarion, your home still needs care through its first cold season.

Low maintenance doesn't mean no maintenance, especially when temperatures reach below freezing.

INDOOR WINTER CARE CHECKLIST FOR NEW CONSTRUCTION HOMES

1

MANAGE INDOOR HUMIDITY

Maintain humidity between 30% and 40% as anything higher can cause condensation and dampen drywall or surface mold. Lower humidity can create gaps in hardwood or trim.

2

RUN YOUR HRV OR ERV SYSTEM DAILY

New homes are built tighter, which means less natural airflow. Your Heat Recovery Ventilator (HRV) or Energy Recovery Ventilator (ERV) brings in fresh air and removes excess moisture. Run it for several hours a day or as recommended by your builder, and clean filters monthly to maintain airflow.

3

TEST AND MAINTAIN YOUR HEATING SYSTEM

Turn your furnace on early in the season to check for unusual sounds or weak airflow. Replace the filter every 30 to 60 days, especially during heavy use. Keep vents and cold air returns clear of furniture and curtains so warm air circulates properly.

4

WATCH FOR HAIRLINE CRACKS

Minor drywall cracks or nail pops are normal as your home adjusts to temperature shifts. Mark and photograph them to show your builder during warranty check-ins, but don't rush repairs until spring when materials stabilize.

5

AVOID OVER-HUMIDIFYING NEW FINISHES

Avoid running a humidifier several hours a day as it can swell wood trim, baseboards, and cabinets. Since they are new, they still contain some moisture, which makes it easier for them to swell.

6

CHECK WINDOWS AND DOORS FOR DRAFTS

Run your hand along the window and door frames on windy days. If you feel a draft, use temporary weatherstripping or door sweeps until your builder can inspect it.



7

MONITOR FOR ICE BUILD-UP NEAR VENTS

Ice buildup around dryer or HRV vents can block airflow, leading to moisture or ventilation issues inside. New homeowners often forget to check for this.

8

USE CEILING FANS IN REVERSE MODE

If you have any, set ceiling fans to rotate clockwise at low speed to push warm air downward. It'll help you maintain even temperatures and reduce furnace use.

EXTERIOR WINTER CARE CHECKLIST FOR NEW CONSTRUCTION HOMES

1

GRADING AND DRAINAGE

Ensure the ground slopes away from the foundation to prevent pooling and freeze-thaw damage. Add soil or gravel where water collects after melting snow.

2

GUTTERS AND DOWNSPOUTS

Clear debris before and after snowfalls. Keep downspouts extended several feet from your home to stop water from freezing near the foundation.

3

CONCRETE SURFACES

Use calcium chloride or sand instead of salt. Shovel early and avoid parking heavy vehicles on new driveways during the first winter.

4

ROOF AND VENTS

Inspect for snow buildup and blocked vents. Keep attic airflow clear to prevent ice dams and reduce heat loss.

5

WINDOWS AND SIDING

Seal small cracks in caulking or weatherstripping. Even tiny gaps can let in moisture and cold air, affecting energy efficiency.

Stay consistent, note small changes, and contact your builder or Tarion if something seems off.