



Davis Realty News

October 2006

Seasonal Home Maintenance

Most home maintenance activities are seasonal. Fall is the time to get your home ready for the coming winter, which can be the most grueling season for your home. In our part of the country we have a variety of mechanical systems and as such you may need to call in a professional if you are unsure of what is needed annually. As a general rule you should have furnace or heating system serviced by a qualified service company every two years for a gas furnace, and every year for an oil furnace. In addition to a regular servicing there are a few things you should look after every fall for a trouble free heating season.

Regular maintenance of your home saves you money in the long run because you will avoid being hit with bigger and more expensive repairs later. In addition to that, your home is more desirable, valuable, and saleable when it comes time to move.

(p.s. Then call us! We will provide you with a personal pre-sale staging consultation with a "working list" to get your home showing it's best so that our Smart Marketing Strategy will bring you the right buyer!)

Examine the forced air furnace fan belt for wear, looseness or noise; clean fan blades of any dirt buildup (after disconnecting the electricity to the motor first).

Turn ON gas furnace pilot light.

Check and clean or replace furnace air filters at the beginning of the heating season and each month after that. Ventilation system, such as heat recovery ventilator, filters should be checked every two months.

Remove the grilles on forced air systems and vacuum inside the ducts.

Vacuum electric baseboard heaters to remove dust. If the heat recovery ventilator has been shut off for the summer, clean the filters and the core, and pour water down the condensate drain to test it.

Clean portable humidifier, if one is used.

Check sump pump and line to ensure proper operation, and to ascertain that there are no line obstructions or visible leaks.

Remove screens from the inside of casement windows to allow air from the heating system to keep condensation off window glass.

Bleed air from hot water radiators.

Cover outside of air conditioning units.

Ensure all doors to the outside shut tightly, and check other doors for ease of use. Renew door weather-stripping if required.

If there is a door between your house and the garage, check the adjustment of the self-closing device to ensure it closes the door completely.

Ensure windows and skylights close tightly.

Ensure that the ground around your home slopes away from the foundation wall, so that water does not drain into your basement.

Clean leaves from eavestroughs and roofs, and test downspouts to ensure proper drainage from the roof.

Check chimneys for obstructions such as nests.

Drain and store outdoor hoses. Close valve to outdoor hose connection and drain the hose bib (exterior faucet), unless your house has frost proof hose bibs and have your in-ground sprinkler system winterized

If you have a septic tank, measure the sludge and scum to determine if the tank needs to be emptied before the spring. Tanks should be pumped out at least once every three years.

Check the condition of your roof before the wet season begins. If there are any "iffy" spots tend to them before it becomes a leak. A well maintained roof is your first line of defence in keeping your home dry.

Winterize landscaping, for example, store outdoor furniture, prepare gardens and, if necessary, protect young trees or bushes for winter.

From Carolyn's Kitchen... Hurry - Up Hamburger Stew

One pot meal that is quick. Use a pot that has a tight fitting lid.

1 1/2 -2 lbs. browned lean ground beef

ADD:

1/2 cup water, 1 chopped onion,

3 stalks of chopped celery.

Place lid on pot and steam 10 minutes

STIR IN:

1 pkg. of onion soup mix and 1/2 cup water.

ADD: 6 large carrots diced in a layer on top of mixture and steam 10 more minutes.

STIR IN:

1 can mushroom soup, 1 can of water, 1 tbsp. soya sauce, 1 tsp. basil, and pepper to taste.

ADD: 1 cup each of frozen beans and peas in layer on top of mixture Steam an additional 5 minutes. Mix well and thicken with a flour/water mixture if desired.

Serve with rice, pasta or potatoes. *Enjoy!*

Jack's Famous Night Out....

And last but not least... This month's winners of *Jack's Famous Night Out* is Clemence & Rene Lagimodiere They will enjoy a night out at the movies for 2 with treats! If you would like your name in the next draw, just call Jack to say hi! He likes talking to his clients.... or send us an email anytime to jdavis@davisrealty.ca



Davis Realty Corporation 3306 Henderson Road Victoria BC V8P 5A7
598-6200 or 1-866-598-3571
jdavis@davisrealty.ca