

HOMEOWNERS GUIDE



NOOK & CRANNY
HOME INSPECTIONS

NOOKANDCRANNYINSPECTIONS.COM

NOOK & HOME INS

Dear Homeowner,

Congratulations on your home! Owning a home is an exciting milestone, and we are honored to be part of your journey. At **Nook & Cranny Home Inspections**, we believe that an informed homeowner is a confident homeowner. This guide is designed to help you maintain your home efficiently, protect your investment, and to help avoid costly surprises down the road.

From seasonal maintenance checklists to trusted service providers, this guide is filled with valuable resources to keep your home in top condition. If you ever have questions, need an inspection,

or simply want expert advice, we are always here to help.

Thank you for trusting us with your home inspection. We are looking forward to staying connected and helping you whenever you need us.

Marty & The Nook & Cranny Team



CRANNY PECTIONS

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HOME MAINTENANCE CHECKLIST

MONTHLY MAINTENANCE

- Check and replace HVAC filters.
- Test smoke and carbon monoxide detectors.
- Inspect visible plumbing for leaks.
- Inspect doors and windows for drafts.

QUARTERLY MAINTENANCE

- Clean gutters and downspouts.
- Inspect roof for visible damage.
- Test garage door safety features.
- Check exterior drainage around the foundation.

ANNUAL MAINTENANCE

- Service Hot Water Tank or Boiler.
- Flush water heater to remove sediment.
- Check and seal driveway cracks.
- Drain and store outdoor hoses before winter.
- Inspect attic and basement for signs of moisture.
- Test sump pump to ensure it is operational.

SEASONAL HOMECARE TIPS

SPRING

- Clean gutters and inspect for damage.
- Check for leaks or water damage from melting snow.
- Test sump pump functionality.
- Service your AC before summer heat.

SUMMER

- Power wash siding and decks.
- Trim trees and bushes near the home.
- Check irrigation system and sprinklers.
- Inspect exterior caulking and reseal if needed.

FALL

- Clean and inspect furnace before winter.
- Rake leaves and aerate lawn.
- Check weather stripping around doors and windows.
- Drain and winterize outdoor faucets.

WINTER

- Inspect and test carbon monoxide detectors.
- Keep an emergency kit ready for power outages.
- Check attic insulation and attic hatch.
- Monitor pipes for freezing.



PREFERRED VENDORS

RODGER THAT HVAC

Rodger That HVAC is your trusted partner for residential and commercial heating, ventilation, and air conditioning solutions. As a Lennox Premier Dealer, we provide expert installations, repairs, and maintenance for furnaces, air conditioners, and HVAC systems. We offer complimentary phone troubleshooting, free estimates on new installations, and 24/7 emergency services to ensure your comfort year-round.



☎ (403) 305-0982 ✉ info@rodgerthat.ca 🌐 rodgerthat.ca

SYMONS VALLEY PLUMBING

Symons Valley Plumbing believes in quality, customer service and excellence for our customers. We provide Plumbing and Heating, gas lines, Water/Air purification, Hydronic's, New construction and Renovations Boiler and furnace service and Poly B swap out's.



☎ (403) 585-9922 ✉ darcy@symonsvalleyplumbing.com 🌐 symonsvalleyplumbing.com

SECOND GENERATION EXTERIORS

Second Generation Exteriors is an exterior contractor that specializes in insurance claim work. We help folks make sure they are getting a fair shake from their insurance provider before repairing their home with the highest standard of workmanship.



☎ (403) 826-6560 ✉ lyla@2ndgenexteriors.ca 🌐 2ndgenexteriors.ca

DISCLAIMER: Nook & Cranny Home Inspections provides this guide as a resource for homeowners who may need professional services. The businesses listed have paid a one-time marketing fee for inclusion. This does not constitute an endorsement, guarantee, or warranty. Homeowners should research and verify credentials before hiring any contractor.



BUDGET-FRIENDLY HOME IMPROVEMENT IDEAS

- ✓ Upgrade Cabinet Hardware
- ✓ REPAINT WALLS for an instant refresh
- ✓ INSTALL energy-efficient LED lighting
- ✓ ADD smart home devices
- ✓ IMPROVE curb appeal with landscaping



ENERGY EFFICIENT TIPS



INSTALL A PROGRAMMABLE
THERMOSTAT



UPGRADE TO ENERGY
STAR-RATED APPLIANCES.



SEAL GAPS AROUND
WINDOWS AND DOORS



INSULATE ATTIC FOR BETTER
HEATING EFFICIENCY



USE BLACKOUT
CURTAINS



NEW HOME MOVE-IN CHECKLIST



- Change locks or rekey doors.
- Test smoke and CO detectors.
- Locate main water and gas shut off valves (included in your report).
- Find breaker box and label breakers.
- Deep clean kitchen and bathrooms.
- Check and replace HVAC filter.
- Update your address everywhere.



TOOL KIT ESSENTIALS

HAMMER

SCREWDRIVER SET

GAS TESTER

CAULKING GUN

FLASHLIGHT/HEADLAMP

TAPE MEASURE

MULTI-TOOL

PLUNGER

VOLTAGE TESTER

LADDER

HOME & PROPERTY ESSENTIALS

INSURANCE PROVIDER

Policy #:

**BUILDER/WARRANTY
DEPARTMENT**

Service contact for new builds

PREFERRED PLUMBER

24-hour service contact

PREFERRED ELECTRICIAN

24-hour service contact

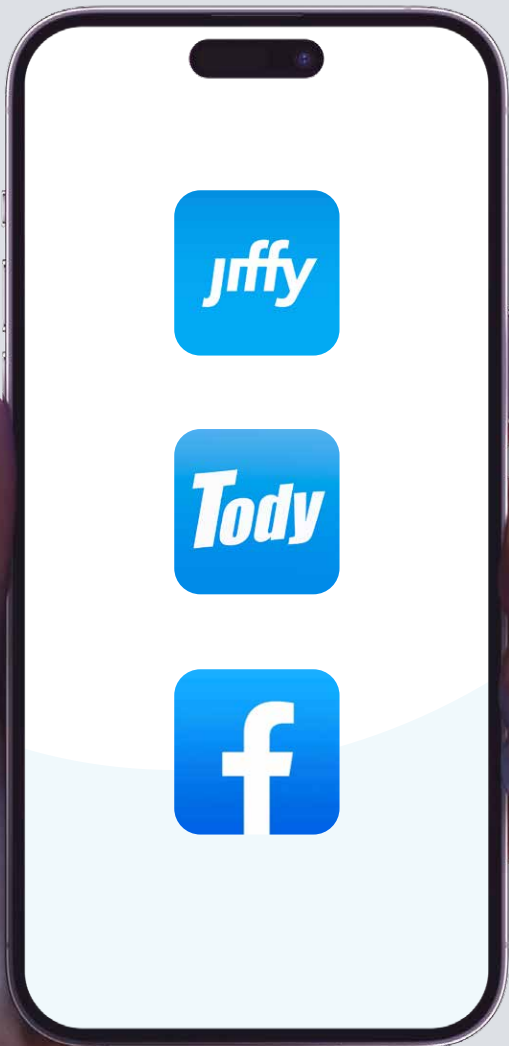
PREFERRED HVAC COMPANY

Furnace or A/C emergencies

**PREFERRED RESTORATION
COMPANY**

Flood, fire, or mold emergencies

APP & TECH TOOLS FOR HOMEOWNERS



JIFFY

Store appliance manuals and track maintenance.



TODY

Organize household cleaning tasks.



FACEBOOK

Join your local community group.



LONG-TERM MAINTENANCE PLANNING

5–10 YEAR TASKS

- ❑ Replace water heater (every 10–12 years).
- ❑ Repaint exterior surfaces.
- ❑ Inspect foundation.
- ❑ Assess insulation effectiveness.

10–20 YEAR TASKS

- ❑ Replace HVAC system if needed.
- ❑ Upgrade plumbing if necessary.
- ❑ Consider roof replacement.
- ❑ Update kitchens and bathrooms.



FAQs FOR HOMEOWNERS

HOW OFTEN SHOULD I GET MY HOME INSPECTED?

Every 2 years to catch potential issues early.

WHAT'S THE BEST WAY TO PREVENT PLUMBING ISSUES?

Check for leaks regularly, avoid grease in drains, install leak detectors.

HOW DO I PROTECT MY HOME FROM EXTREME WEATHER?

Ensure insulation is adequate, clean gutters, maintain HVAC.

HOW OFTEN SHOULD I REPLACE MY FURNACE FILTERS?

Every 3 months or more often during heavy dust, new construction areas or if you have pets.

DO I NEED TO CLEAN MY HRV AND HUMIDIFIER FILTERS?

Yes. Homeowners should clean HRV filters every 3-6months and humidifier pads annually to keep air quality high and equipment efficient.

HOW DO I KNOW IF MY SUMP PUMP IS WORKING?

Pour a bucket of water into the pit- if it turns on automatically and pumps the water out, it's functioning. If not, have it serviced.



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DISCLAIMER & TRANSPARENCY STATEMENT

Our home inspections are fully independent. We do not receive commissions or referral fees from listed trades. This guide is meant as an educational resource to empower homeowners.



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