

CONDO MAINTENANCE & TOP QUESTIONS

YOUR MAINTENANCE RESPONSIBILITIES

There are a number of easy things that should be done regularly to help ensure your home performs optimally.

REGULAR MAINTENANCE

- **Energy Recovery Ventilator (ERV)**
 - Cleaning filter and core ERV's where installed form an integral part of the ventilation design. Without regular cleaning the filters and core can become clogged, limiting airflow throughout your home
 - The Core should be cleaned annually, and the filter every six months for optimal performance
- **Popup Drains**
 - At least twice each year, the popup drain in your bathtub should be unscrewed and buildup of hair be removed

WEEKLY MAINTENANCE

- **Dryer Lint Traps:** Your home is equipped with a secondary lint trap, located in the ceiling of your laundry area. These lint traps should be cleaned out each time to finish doing laundry. Blockages can increase drying time and humidity levels within your home.
- **Condensation & Ventilation:** Ensure a balance of moisture content in your home environment by using the ventilating system (kitchen and toilet exhaust), to prevent condensation.

QUARTERLY MAINTENANCE

- **Fan Coil Filters** depending upon your lifestyle filters should be changed about every 3 months. Homes with smokers, pets, or residents with environmental sensitivities may need their filters changed more frequently.
- **Check Your Windows:** Cranking awning windows open/close too hard may cause the joint to become loose or locked. Contact your Property Management office to see if they have someone whose services they can offer.

Top Questions

ERV

- [How to Maintain Your ERV Filter](#)

KITCHEN APPLIANCES

- Learn more about your kitchen appliances [here](#)

LAUNDRY

- [How to Clean Your Lint Trap](#)
- [Your Whirlpool Dryer](#)

BATHROOM

- [Your Water Shut Off Valves](#)

ELECTRICAL

- [How to Reset Your GFI](#) - How to reset your GFI (Ground Fault Interrupter) and why it might trip.
- [How to Reset Your Breaker Panel](#) - Lamps or appliances not working? Did you lose power to your suite? The problem could be a tripped breaker.
- [Switched and Capped Ceiling Outlets](#) - Loss of power to your living room light or outlet? How to use your switched outlet located in the living room and your capped outlet located within your dining area.

COUNTERTOPS AND BACKSPLASH

How to Care for Your Quartz & Granite Countertops

- Natural stone countertops, like granite and quartz, are popular for their beauty and durability
- Ensure the longevity and beauty of your countertop through proper maintenance

FLOORING

Hardwood and Laminate

- Place mats and throw rugs at doorways, exteriors and interiors to help prevent the tracking of grit, dirt and sand
- Sweep or vacuum floors regularly
- Use a recommended floor cleaner, specially formulated to eliminate streaking and residue
- Never wet-mop a floor. Standing water can dull the finish, damage the floor and leave a discolouring residue
- Wipe up food and other spills immediately with a dry or slightly dampened towel (wipe dry)
- Put plastic or fabric-faced glides under the legs or furniture to prevent scuffing and scratching
- Minimize surface scratches by keeping your pets nails trimmed. Remember: cleats, sports shoes and high heels can dent any floor surface

Tiles – Porcelain

- As porcelain is virtually a non-porous material, it does not absorb water or other stains and requires minimum maintenance
- Under normal conditions, cleaning requires no commercial soaps, sealing materials, or stripping agents. Just clean water

Learn more about flooring [here](#).