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Équipe immobilière

D'Astous • Cloutier

courtier immobilier résidentiel et commercial

Autumn-Winter
Maintenance Guide

Your Real Estate Partners for a Humane Transaction

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At Team D'Astous Cloutier, we are guided by precision, transparency, and a passion for real estate. Our team offers not only real estate expertise, but also genuine human representation and attentive listening. We provide support, innovative ideas, and valuable experience with every transaction.

Alexandre has nearly 18 years of experience in real estate, including four years as an agency manager. He assists his clients through property purchases or sales with transparency and integrity. His in-depth knowledge of the market enables him to anticipate challenges and offer tailored solutions, ensuring each client receives personalized guidance. In addition to his strong negotiation skills, Alexandre is known for his sincere dedication to his clients' well-being and his community, especially through his charitable work with underprivileged children.

Vincent is a dedicated broker who alleviates the stress of his customers' projects. He values human contact and is committed to being available, attentive, and transparent every step of the way. His primary goal is to ensure his customers' peace of mind by guiding them from the initial visit to the signing at the notary's office. He comprehends the challenges involved in buying or selling property and endeavors to make the experience as smooth and enjoyable as possible.

Our team combines proven expertise and strong passion with a reassuring approach, ensuring a hassle-free real estate experience. We specialize in anticipating challenges, understanding our clients' specific needs, and negotiating skillfully to guarantee successful transactions. Our goal isn't just to buy or sell real estate; it's to cultivate strong, trustworthy relationships and making sure that every choice we make contributes to the realization of your real estate aspirations. Our close collaboration ensures that you feel heard, supported, and confident at every stage of the buying or selling process. When you choose to work with us, you choose a reliable, caring partnership entirely tailored to your needs.



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Essential Tips for a Worry-free Winter: **Autumn-winter Care Guide**

The Quebec winter comes with its share of beauty and challenges. It's a season when snow glistens on the landscape, but it's also a time when special attention is required to keep your property in good condition and avoid costly problems. That's why we're delighted to offer you our fall and winter seasonal maintenance guide, specially adapted to our region's winter conditions.

This guide includes a series of practical tips to help you prepare your home for the Quebec climate.

We would like to thank you for your trust and for the opportunity to help you care for your home this cold season.

Let's get ready together for a peaceful winter.



Fall Checklist



- ☐ **Inspect your gutters and remove any leaves or obstructions.**
This will ensure that rainwater and snowmelt run off properly, preventing water damage to your roof and home.
- ☐ **Insulate your windows and doors and add caulking if you feel cold air.**
Insulation is crucial to keep your home warm and save energy.
- ☐ **Remove your garden hoses and turn off outdoor water taps.**
This prevents pipes and faucets from freezing in winter.
- ☐ **Remove your mosquito nets.**
Mosquito screens are designed for summer use, so removing them before winter can extend their lifespan.
- ☐ **Clean your heaters and change your filters.**
Clean heating units and freshly changed filters improve energy efficiency and indoor air quality.
- ☐ **Store your outdoor furniture.**
Protect your outdoor furniture from the elements by storing it indoors or using protective covers.





- ☐ **Inspect the condition of your foundation and repair cracks if necessary.**
Repairing cracks in the foundation is essential to prevent water or cold air infiltration.
- ☐ **Close your pool.**
Prepare your pool for winter by enclosing it properly to prevent frost damage.
- ☐ **Have your roof inspected by a specialist.**
A thorough inspection can reveal potential problems which, if taken care of, can prevent inconvenience during the winter months.
- ☐ **Check your smoke detectors and replace the batteries.**
Make sure your smoke detectors are working to keep your home safe.
- ☐ **Inspect the condition of your chimney and make sure there are no blockages.**
A blocked chimney can be a hazard, so it's essential to make sure it's clean and functional.
- ☐ **Check the dampers on your vents.**
Dampers prevent debris and animals from entering your vents. If you notice any damage, replace them.
- ☐ **Correct the ground slope around your windows to prevent rain and snow accumulation.**
Good water management around your windows is important to prevent infiltration.
- ☐ **Install winter protection on your plants as soon as the frost period begins.**
Protect your cold-sensitive plants with blankets or other suitable protection.
- ☐ **Drain your automatic irrigation system.**
Empty the irrigation system to prevent frost damage.
- ☐ **If you have a well, carry out a bacterial analysis of the water.**
This will ensure that the water is clean and drinkable.
- ☐ **Clean your carpets, curtains, blinds and armchairs.**
This helps eliminate dust and allergens, improving indoor air quality.

Winter Checklist



By following these steps, you can effectively prepare your home for winter, ensuring its safety and comfort during the coldest months of the year.

- ☐ **Clear your driveways of snow and create a pathway to the garage, basement, balcony and propane tank.**
Clear access can prevent falls in case of emergency.
- ☐ **Spread sand or gravel to prevent the ground from freezing.**
These materials improve traction on icy surfaces, reducing the risk of slipping.
- ☐ **Inspect your roof regularly and remove snow build-up.**
Snow accumulation on the roof can become heavy and lead to damage.
- ☐ **Keep an eye on your foundation and clear away snow to avoid cracks during the spring thaw.**
The pressure exerted by melting snow can damage the foundation, so pay close attention to these areas.





- ☐ **Inspect your windows and, if condensation is present, check the humidity level and sealing.**
The presence of condensation may indicate moisture or waterproofing problems. It's important that your windows are well insulated.
- ☐ **If necessary, caulk your windows.**
Caulking can improve your home's energy efficiency by preventing cold drafts.
- ☐ **Open your taps and let the water run slightly to prevent pipes from freezing.**
Leaving a constant flow of water can prevent pipes from freezing in very cold weather.
- ☐ **Dust your baseboard heaters regularly, and make sure they are kept away from curtains.**
Baseboard heaters can become hot and collect dust, so make sure they're kept clean to avoid the risk of fire.
- ☐ **If you have a propane tank, check the level and call your supplier for a refill.**
Make sure you have an adequate supply of propane for the winter, especially if you use it as a source of energy for heating or for other appliances.
- ☐ **Clean your appliances and vacuum behind them.**
Dust and debris can accumulate behind appliances, potentially reducing their efficiency or causing safety problems.
- ☐ **Examine the ceramic joints and the condition of the sealant in your bathroom.**
Make sure the joints are sealed to prevent water leaks that could cause long-term damage.
- ☐ **Check your fire extinguishers and replace them if necessary.**
Fire extinguishers are essential for fire safety. Make sure they're operational and replace them if they're out of date or damaged.



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