



equipedc.com



Équipe immobilière

D'Astous • Cloutier

courtier immobilier résidentiel et commercial

Spring-Summer
Maintenance Guide

Your Real Estate Partners for a Humane Transaction

Alexandre D'Astous

Residential and commercial
real estate broker

📞 514 718-9548

✉ alexandre@equipedc.com



Vincent Cloutier- Chouinard

Residential and commercial
real estate broker

📞 438 874-4892

✉ vincent@equipedc.com



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.



RE/MAX DU CARTIER
Agence immobilière - Franchisé indépendant
et autonome de RE/MAX Québec



438 227-8437



3193, rue Ontario E.
Montréal QC H1W 1P1



Tips for Making the Most of the Warm Months: **Spring-Summer Maintenance Guide**

Spring and summer are the ideal seasons for enjoying sunny days in your backyard. It's also a convenient time to maintain your home and make sure winter hasn't damaged anything. In this guide, we give you practical advice and simple tips to make the most of these two seasons, while keeping your home in perfect condition!

With the return of the warm weather, give your property the shine and freshness it deserves!



Spring Checklist



Examine the roof's condition (asphalt, metal, etc.)

- ☐ A roof in good condition will protect you from bad weather and water infiltration. If you have a flat roof, make sure the drain is clear and that the grate covering it is in place.

Check all roof penetrations (chimneys, skylights, electrical supports, flashings, etc.)

- ☐ They must be secure and watertight to prevent air and water leaks. After the heating season, have the chimney swept and any combustion equipment inside thoroughly cleaned.

Check the gutters

- ☐ Snow and ice may have damaged them or weakened their hold. They must drain water away from the foundation to prevent water infiltration.

Inspect the condition of exterior siding (aluminum, vinyl, wood)

- ☐ Loose or poorly fastened materials must be repaired quickly.

Examine the condition of stairs, balconies, handrails and railings

- ☐ Make any necessary repairs to ensure they are in safe condition.

Test outdoor electrical outlets

- ☐ They must be fitted with a residual current device (GFCI). Make sure they are well protected against weather and power surges.





- ☐ **When cleaning windows, put screens back in place**
Make sure damaged screens have been repaired.
- ☐ **Check sealant joints around windows**
Tight seals prevent air and water leakage, ensuring optimum insulation of your home.
- ☐ **Inspect your home's foundations**
If there are cracks, whitish deposits (efflorescence), infiltration or localized damp, call in the specialists to assess the damage.
- ☐ **Prepare the air conditioner**
Clean the coil and filters (or replace them). If you have a ground-level heat pump, make sure it hasn't been damaged by frost.
- ☐ **Inspect sheds and fences**
Regular inspection can detect problems such as wood rot or structural damage, ensuring the safety and aesthetics of your property.
- ☐ **Remove tree and shrub protection**
Do this on cloudy days to avoid overexposure to the sun.
- ☐ **Fertilize the soil**
Fertilized soil provides plants with the nutrients they need for healthy, vigorous growth.
- ☐ **Turn on outdoor taps**
As soon as there's no longer any risk of frost, make sure outdoor taps are working properly and reinstall garden hoses.
- ☐ **Clean garden furniture and accessories**
Clean, well-maintained furniture creates a welcoming outdoor space.
- ☐ **Restart your pool's water treatment system**
A well-maintained water treatment system ensures a clean and safe swimming pool.
- ☐ **Clean heaters and air exchanger**
Regular maintenance of heaters and air exchangers improves indoor air quality and extends their service life.
- ☐ **Test well water quality**
If your home is served by a well, the end of the snowmelt is a good time to have the water quality analyzed in a laboratory.



Check the sump pumping system

- ☐ A properly functioning pumping system prevents flooding in basements and low-lying areas of your property.

Clean the humidifier

- ☐ A clean, well-maintained humidifier maintains optimum humidity levels in indoor air, improving comfort and respiratory health.

Empty garage holding tank and clean garage

- ☐ A clean holding tank and a well-organized garage reduce the risk of spills and accidents.

Pour water into floor drains

- ☐ Keeping floor drains clear prevents unpleasant odors and drainage problems.

Open basement window wells

- ☐ If your home has a crawl space (cellar), open the window wells as soon as the warm weather returns. Open basement window wells to ensure proper ventilation under your home, preventing the build-up of moisture and mold.

Unclog dryer vents

- ☐ Unclogging dryer vents reduces the risk of fire and improves dryer efficiency.

Adjust and lubricate door and window mechanisms

- ☐ Well-maintained doors and windows offer greater security and optimal thermal insulation.

Store seasonal rugs and winter accessories

- ☐ This frees up space in your home and preserves your belongings until their next use.



Summer Checklist



Prune trees and shrubs if they touch the property, heat pump or air inlets and outlets

- ☐ Well-trimmed trees and shrubs will beautify your landscape and prevent damage to your home and heating and ventilation system.

Restore wooden structures and fences

- ☐ Choose a day when it's not too hot if you want to stain your deck. Wood structures and fencing in good condition will enhance the aesthetics of your property and ensure your safety and privacy.

Repair damaged pavers and concrete slabs and fill joints with sand if necessary

- ☐ Well-maintained pavers and concrete slabs will prevent accidents and weeds.

Replace outdoor lights with LEDs

- ☐ LED exterior lights will give you better lighting and greater energy efficiency.

Inspect children's play modules and make sure they are safe

- ☐ This helps to keep children safe, prevent injuries and extend the life of the equipment.

Padlock accessories that could compromise children's safety

- ☐ Sheds or any place where you store chemicals should be secured and access restricted.

Mow the lawn and remove weeds

- ☐ Weekly mowing is recommended to prevent weeds from proliferating.

Set the humidity level at 50%

- ☐ If your basement is very damp, get a dehumidifier and empty it once a day. An optimal humidity level will ensure comfort and ideal air quality in your home.

Check and replace range hood and bathroom fan filters

- ☐ Clean filters will ensure that odors and humidity are efficiently removed from your kitchen and bathrooms.



equipcdc.com



Équipe immobilière

D'Astous • Cloutier

courtier immobilier résidentiel et commercial