

Homeowner Move-in and Home Care Guide

minto Communities

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Communities

Congratulations on your new Minto Communities Home!

Receiving the keys to your new home marks the start of an exciting journey. There's much to take care of after your move-in and throughout the warranty period. This guide contains valuable information about your new home warranty, outlines your homeowner responsibilities, and offers maintenance and home care tips to safeguard your investment. We encourage you to refer to this guide as needed and don't hesitate to reach out to the Minto Communities Warranty Team if you have any inquiries. Thank you for selecting Minto Communities, and most importantly, Welcome Home!



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This guide is your companion for the first year of living in your new Minto Communities home. It will provide essential guidance during this exciting phase of your homeownership journey.

Welcome Home

Introduction to Warranty

Your new home warranty means more peace of mind. As a homeowner, you have the opportunity to report any warrantable items to the Warranty team. We will require access to your home to complete any necessary repairs.

- We ask homeowners or friends/family to be present to sign off on the work, and more significantly, to ensure you are happy with it before we consider the matter closed
- Additional warranty information can be found at Alberta New Home Warranty Program (https://anhwp.com/)

Hours of Operation

Monday to Friday: 8:00am – 4:00pm
By appointment only

Alberta New Home Warranty Program

Your warranty is provided through The Alberta New Home Warranty Program (ANHWP). They are the leading provider of new home warranties, serving Alberta homeowners for over 45 years.

YOUR WARRANTY COVERAGE

1-Year Warranty: Materials & Labour

During the first year, your home is covered against any defects in the materials used and labour related to how the house was constructed. This covers things like flooring, staircases, cabinets, and other trims and fixtures. This applies for one year, beginning on the day of your closing.

2-Year Warranty: Materials & Labour

For two years, your home is covered against any defects in materials or labour related to your home's distribution systems, namely anything related to the home's heating, plumbing, and electrical systems. This applies for two years, beginning on the day of your closing.

5-Year Warranty: Building Envelope

For the first five years, your home is covered against any defects in the building envelope. The building envelope is the system of components that separate the controlled interior air from the exterior. This includes wall framing, roofing, windows, and insulation (think of it as your home's shell). This applies for 5 years, beginning on the day of your closing.

10-Year Warranty: Structural

Your home's 10-year Warranty covers the key structural components of a new home. The structural components include the load-bearing parts of the home, including the frame and foundation. This applies for 10 years, beginning on the day of your closing.

Once You Have Moved In

As you settle into your new home, please note that while we prioritize completing the interior of your home promptly so you can take possession and receive your keys, certain exterior work may still be in progress. Seasonal tasks like landscaping, curbs, sidewalks, fences, pathways, roadwork, and park development, as well as some exterior aspects of your home like caulking or painting, may be awaiting more suitable weather conditions for completion.

Living Adjacent to Ongoing Construction

In any new community, ongoing construction activity is expected in or around your property for several months after your move-in. While our community undergoes a significant transformation once the first homeowner receives their keys, a significant portion will remain an active construction site. We are committed to minimizing the impact of our construction on our valued homeowners and sincerely appreciate your cooperation and understanding as we work diligently to complete your neighbours' homes.

Sustainable Community Features at Wildflower

Sustainability is at the core of Wildflower. The community will have features built with the surrounding environment in mind, including a pollinator highway to support ecosystem growth, water efficiency, and native plant species, a community garden, and edible pathways to promote sustainable food sourcing, and a stormwater pond for irrigation.

- Walkable and bikeable: It's easy to get around Wildflower on foot or by bike — the 5km. of walking trails encourage healthy outdoor activity
- Pollinator highway: Wildflower's greenscapes welcome pollinators, from bees to birds
- Stormwater recycling: A specially created pond within Wildflower will collect rainwater to be used for irrigation during dry times
- Connect with your neighbours: Open gathering spaces will offer venues for community members to get together for fun, sports, music, farmers' markets, and more



What to Expect in the First Year



Landscaping

Final landscaping including sod installation, tree planting, and the completion of curbs and sidewalks will be ongoing after you receive your keys.

Road Conditions

Roads might be dusty, dirty, or muddy due to ongoing construction.

Driveways and Parking

A few properties may have gravel driveways with a ramped transition from the street to the curb.

Construction Traffic

Expect increased foot and vehicle traffic related to construction, including trades parking on the street.

Infrastructure Elements

Fire hydrants, curbs, and manholes may initially appear elevated during construction before the final grading is complete.

Construction Noise

Construction noise may occur within permitted hours, with efforts to minimize disruptions.

Road Surfacing

You may encounter a temporary asphalt layer, with a final finish layer scheduled later.

Pedestrian Safety

Fenced-off pedestrian pathways are provided for safety during construction.

Your First 90 Days To-Do List

Your First 7 Days

- [ ] If any items from your PDO remain incomplete or are not yet scheduled for repair, get in touch with your Warranty Team to arrange for an update.
- [ ] Register your new home with the Alberta New Home Warranty Program by returning the Warranty Insurance Commencement form provided on your closing date to customerexperiencecalgary@minto.com
- [ ] Contact utility and service providers to set up water, gas, electricity, and your preferred telecommunications provider.
- [ ] Record utility meter readings for future reference, especially for your first billing.
- [ ] Submit a service request through Canada Post at **www.canadapost.ca** to receive the keys to your community mailbox.

21 Days in Your New Home

- [ ] Settle into your home and take note of any concerns. You may come across some warrantable items that you'd like Minto Communities to address. Keep a list.
- [ ] Please report any service requests to the Warranty Team.

30 Days in Your New Home

- [ ] Complete your Customer Satisfaction Survey — your feedback is invaluable to us! Keep an eye out for a Customer Satisfaction Survey sent via email from AVID Ratings Inc. We genuinely appreciate each completed survey, as it aids us in making positive improvements to our services. Rest assured; we carefully review every comment.
- [ ] Be prepared to be at home for repair days. On average, homeowners can anticipate 2-5 workdays when Minto Communities needs access to your home to address warrantable items. We always aim to schedule the work as soon as we have the necessary materials and trades available to complete the work. We thank you for your patience. At Minto Communities, our goal is to complete all necessary work within 3 months of your move-in date.

At Minto Communities, our commitment to the homes and communities we construct is unwavering.

Our support extends well beyond the moment you receive your keys. Once you've settled into your new residence, your primary point of contact shifts to a dedicated member of our Warranty Team. We strongly recommend that you take the time to acquaint yourself with the details of your new home warranty. Your satisfaction and peace of mind are of the utmost importance to us.

Your New Home Warranty

Here to Help

Don't hesitate to reach out to the Warranty Team during regular weekday office hours. They can assist you in scheduling any necessary appointments and provide guidance on the appropriate procedures for documenting and initiating service requests.

Repairs

Is it normal to require repairs in my new home?

It's normal to encounter a few items in your new home that may require attention. Building a new home is a complex endeavour, involving numerous skilled tradespeople and materials from various sources. It's natural to find some issues, and please know that Minto Communities is committed to addressing any warrantable items. We collaborate closely with you, particularly during the first year of homeownership. Typically, we schedule at least two work days after you submit each warranty form to ensure you receive the best service, ample time, and complete satisfaction with the work done.

How long will repairs take to be completed?

Scheduling repairs and procuring materials does require some time, and it's common for homeowners to wait several weeks after reporting an issue before a repair can be scheduled. On average, materials take approximately 6-12 weeks to arrive at our site. This is precisely why we engaged with you at our Design Centre more than 8 months before your move-in date. We prioritize any work identified during your Pre-Delivery Orientation (PDO) or noted in your 30-Day Warranty Service Request. We always strive to work as swiftly as possible to order and schedule service requests for homeowners who have already moved in. Your patience is greatly appreciated as we aim to provide you with the best service possible.

Owning a new home involves a set of responsibilities that play a crucial role in preserving the longevity and value of your Minto Communities home.

Homeowner Responsibilities

Protecting Your Investment: Critical Home Care Tips

Ensuring Proper Humidity Control in Wildflower Homes

Maintaining appropriate humidity levels for the current outside temperature is important when it comes to protecting your home and its warranty.

Maintaining the relative humidity in your home offers numerous advantages, enhancing your overall comfort and prolonging the life of wood products within your home, such as furniture, cabinetry, and flooring. It is strongly recommended, particularly during the winter months in Airdrie, that you monitor indoor relative humidity and take steps to control it by ensuring proper ventilation. This can be achieved by opening windows, using your range hood exhaust, running bathroom fans, or utilizing a Heat Recovery Ventilator (HRV).

As a general guideline, maintaining a relative humidity level between 35% and 55% is recommended. However, on extremely cold days, which are common in Airdrie during the winter, it may be necessary to lower this percentage. Some wood products and hardwoods may have specific humidity requirements as recommended by their manufacturer. For personalized advice, please feel free to contact the Minto Communities Warranty Team.

By effectively managing humidity levels, you can ensure the comfort, longevity, and warranty protection of your home in the unique climate of Airdrie.

Leaks

In the event that you discover a leak in your home, it is important that you try to determine where the leak has originated from and shut it off at the source. It is not always necessary to shut off the water to your entire house. For example, if you determine that a leak has originated from your dishwasher or washing machine, you can shut off the water to the appliance. Once you have shut off the water, please contact the Warranty Team to report the issue.

The Warranty Team will inspect the leak and any associated damages to your home's finishes, and arrange for repairs as necessary. It is important that any standing water be quickly mopped up in order to reduce damage to flooring or other surfaces, and to stop the potential spread of water into other rooms. If you cannot stop the leak, try to place a pan or bucket under its source to catch the water.

Plumbing leaks are covered under warranty for 2 years, as is any associated damage to your finishes. After the expiry of the warranty coverage, damage resulting from plumbing leaks shall be the responsibility of the homeowner to resolve. Damage from spillages or improper use of plumbing fixtures or appliances is not covered under warranty. If a homeowner has removed or changed any plumbing fixture supplied and installed by Minto Communities, then the plumbing warranty will be voided and the homeowner is responsible for all associated repairs and damages.

Water Meter

Your home's water is individually metered, ensuring that you only pay for what you use.

Individual Water Supply Valves

The hot and cold water supply to individual fixtures such as sink faucets, toilets and dishwashers can be found directly underneath, behind, or beside these fixtures. Turn these valves counter-clockwise to shut off the water supply when necessary.

Exterior Hose

Most homes will have an exterior water supply to attach a garden hose. Prior to the winter months, ensure any hoses attached to your home are disconnected. This is critical to maintaining your warranty and your home's longevity, as well as properly winterizing the water valve.

Drain Blockages

It is common for drains to become blocked with foreign materials such as hair or toilet paper if not regularly cleared. It is essential that shower and sink drains are kept clean, and occasionally flushed with hot water. Liquid-Plumr® or Drano® can be used sparingly to clear minor blockages or slow drains; however, frequent use is not advised. If you have a blocked toilet, a plunger can be used to try to push the blockage through. In extreme cases, if a blockage is causing the toilet or other drains to back up and plunging the toilet does not alleviate the issue, a plumber may need to be called in to snake the drains and clear the blockage. Blocked drains or toilets are not a warrantable deficiency but rather a maintenance issue. We recommend you make every attempt to clear a blockage before contacting a plumber. If the matter is persistent, please contact the Warranty Team with details of the situation.

Luxury Vinyl Plank (LVP) & Laminate Flooring

LVP and Laminate flooring can be durable and beautiful, with careful maintenance.

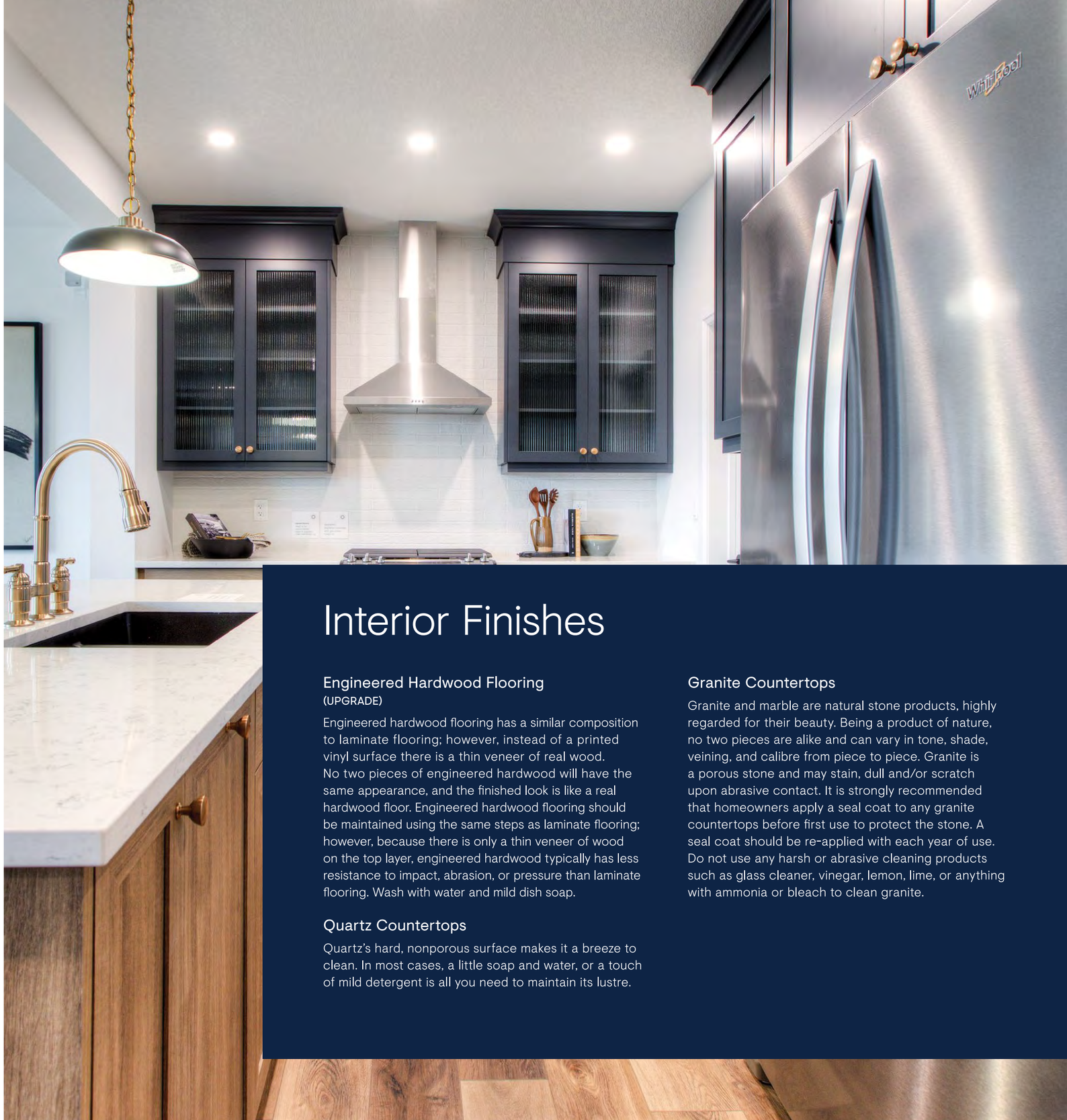
- Sweep or vacuum your floor often to remove loose dirt and grit before it scratches the surface of the floor.
- Wipe up spills before they are absorbed into the wood or become sticky. Spilled liquids or water from cleaning can be easily absorbed into LVP and laminate flooring boards and will ruin the finish and integrity of the flooring.
- Use products made or suggested by the flooring manufacturer for cleaning and maintaining your LVP and laminate floor; most retailers of hardwood flooring stock the appropriate floor care products.
- Use floor protectors on the feet of furniture to avoid scratches.
- When moving furniture or appliances, slip a blanket or piece of carpet face down under each foot and slide the furniture carefully.
- All LVP and laminate floors are subject to indentation. Rolling wheeled furniture or appliances over the floor will dent the boards.

Laminate Cabinetry

All kitchen and bathroom cabinetry is composed of dense fibreboard with a printed laminate surface. Cabinetry can be easily cleaned with a damp cloth and mild detergent or multi-purpose cleaner. Kitchen utensils can scratch cabinetry surfaces easily, but scratches are also easy to repair with a colour touch up kit available from most hardware stores.

Wall and Ceiling Paint

All interior paints are low VOC (Volatile Organic Compound) latex paints, selected for their high quality and health benefits. Interior doors, door casings, and baseboards are coated with semi-gloss paint, making marks and scuffs easy to clean with a damp cloth and mild detergent.



Interior Finishes

Engineered Hardwood Flooring
(UPGRADE)

Engineered hardwood flooring has a similar composition to laminate flooring; however, instead of a printed vinyl surface there is a thin veneer of real wood. No two pieces of engineered hardwood will have the same appearance, and the finished look is like a real hardwood floor. Engineered hardwood flooring should be maintained using the same steps as laminate flooring; however, because there is only a thin veneer of wood on the top layer, engineered hardwood typically has less resistance to impact, abrasion, or pressure than laminate flooring. Wash with water and mild dish soap.

Quartz Countertops

Quartz's hard, nonporous surface makes it a breeze to clean. In most cases, a little soap and water, or a touch of mild detergent is all you need to maintain its lustre.

Granite Countertops

Granite and marble are natural stone products, highly regarded for their beauty. Being a product of nature, no two pieces are alike and can vary in tone, shade, veining, and calibre from piece to piece. Granite is a porous stone and may stain, dull and/or scratch upon abrasive contact. It is strongly recommended that homeowners apply a seal coat to any granite countertops before first use to protect the stone. A seal coat should be re-applied with each year of use. Do not use any harsh or abrasive cleaning products such as glass cleaner, vinegar, lemon, lime, or anything with ammonia or bleach to clean granite.

A spring guide and checklist designed to maintain your home and protect your investment for years to come.

Spring Home Maintenance

Preparing Your Home for Spring

As spring arrives in Airdrie, it's essential to prepare your home for the new season. Whether you've already moved into your new Minto Communities home or are eagerly waiting for your keys, taking care of your current property is crucial to prevent unexpected expenses that may not be covered by your homebuilder's warranty. Follow our Spring Maintenance Checklist to safeguard your investment and ensure a smooth transition into spring.

Spring Home Maintenance Checklist

March

- [ ] Clean humidifier
- [ ] Check CO and smoke detector batteries and test
- [ ] Clean range filters

April

- [ ] Check eavestroughs and downspouts
- [ ] Inspect basement for water issues
- [ ] Inspect roof shingles
- [ ] Check for soil settlement at the foundation
- [ ] Inspect driveways and walkways for cracking
- [ ] Clean filters on central ventilation systems (HRVs)
- [ ] Clean intake vent screens

May

- [ ] Clean humidifier
- [ ] Inspect fences and decks
- [ ] Check caulking and weatherstripping
- [ ] Check windows and screens
- [ ] Change the humidity level on the humidifier to around 40 percent when warmer weather arrives
(Each home is different – adjust accordingly)

Tips for Sustainable and Healthy Living in Wildflower

Conserve Energy

- Be mindful of those lights and electronic devices! If you're not using them, turn them off or unplug them.
- Use energy-efficient fluorescent or LED bulbs throughout your home, and be sure to dispose of mercury-containing fluorescent bulbs as hazardous waste.
- To save energy, turn the thermostat down at night or when you're away.

Reduce Waste

- Use reusable bags and other reusable containers, including water bottles.
- Consider used or recycled products (hello, thrift shopping!).
- Whenever possible, recycle materials that can't be reused or donated.



A summer guide and checklist designed to maintain your home and protect your investment for years to come.

Summer Home Maintenance

Preparing Your Home for Summer

As summer begins, it's time to create lasting memories during the bright, long days. We wish you a wonderful summer season filled with enjoyment and safety for your loved ones and your home. With this in mind, we want to share essential home care and maintenance tips to protect your investment as part of your homeowner's responsibilities.

Seasonal Checklist: Air Conditioner

Summer's high temperatures require special attention to your air conditioning and ventilation system. Here's how to ensure it's ready to keep you cool:

- [ ] Clear debris and vegetation around your A/C unit.
- [ ] Turn the outdoor switch to 'ON.'
- [ ] Check breakers at your electrical panel.
- [ ] Ensure your humidifier bypass is 'CLOSED.'
- [ ] Activate your air conditioner via the thermostat.
- [ ] Allow it to run for an hour to ensure effective cooling.

Summer Home Maintenance Checklist

June

- [ ] Inspect air conditioning system (if applicable)
- [ ] Clean intake vent screens
- [ ] Check CO and smoke detector batteries and test.
- [ ] Check for soil settlement at the foundation

July

- [ ] Clean intake vent screens
- [ ] Inspect condensate line of air conditioner
- [ ] Check CO and smoke detector batteries and test clean range hood filters

August

- [ ] Clean intake vent screens
- [ ] Check sealants and caulking
- [ ] Check CO and smoke detector batteries and test

Hailstorms

Hailstorms occur across Canada, with a direct hail path in Alberta. Here's what to do when facing a hailstorm.

Before the Hailstorm Hits

If you have advance notice of a hailstorm, safeguard your car by parking it in a garage or covered area to protect it from potential damage. Bring your pets indoors to ensure their safety.

During the Hailstorm

Once the hailstorm begins, prioritize your safety. In the event of a power outage, stay informed by tuning into a battery-powered radio for updates. Avoid windows, glass doors, and skylights, which can shatter if hit by hail stones. If hail is accompanied by a thunderstorm, avoid touching items in your house that can conduct electricity, such as appliances, phones, metal poles, sinks, and bathtubs.

After the Hailstorm

If your home or property sustains damage, follow these steps:

- Create an inventory of the items that have been lost or damaged.
- Take photographs of the damaged property; this will be valuable during the claims process.
- Inspect your roof, siding, and windows to identify any damage and take measures to prevent further deterioration.
- Contact your insurance broker promptly to report the damage.
- Keep all receipts for repair and cleanup costs incurred, especially if the damage is extensive and requires immediate attention before the claim is processed.



Hydrate Your Home

Maintain proper moisture levels in your home by using a humidifier to prevent wood furniture and floors from drying out and cracking. Purchase a portable air purifier with a HEPA filter: A portable air purifier removes toxins, pollen, dust, and wildfire smoke from the air to ensure healthy indoor air quality.

Outdoors

Securely anchor outdoor accessories and equipment to protect against high winds and summer storms. Ensure storm grates and drains near your home are clear of debris and blockage. In a flood or heavy rain event, if the storm grate near the house is blocked, it could cause additional water accumulation on or near your property.

Conserve Water

Try not to leave the water running while prepping food, washing dishes, shaving, or brushing those pearly whites. Run full loads only in your dish and clothes washers. If you're in charge of maintaining your lawn at home, water it early in the morning to reduce evaporation, or consider using a drip hose or drip irrigation.

Efficient Plumbing Fixtures

Your home in Wildflower comes with fixtures designed to reduce water consumption. The bathroom faucets contain a specially designated aerator to reduce consumption from your daily tasks such as hand washing and shaving. The shower heads use up to 40% less water than a standard fixture.

Improve Indoor Air Quality

Minimize the use of toxic, solvent-based, and scented products. Select environmentally friendly cleaning and personal care products whenever possible. Consider products that are zero VOC (volatile organic compound), natural, bio-degradable, and solvent-free.

Key Maintenance Tasks to Consider Every Three Months

1. Furnace Air Filters: Clean or replace your furnace air filters. This helps maintain consistent temperatures throughout your home and keeps the air circulating freely.
2. Exterior Vent Covers: Keep exterior vent covers, like the one from your dryer, free of dust, dirt, and lint to ensure proper ventilation.
3. Window Blinds/Curtains: Close blinds or curtains on the south side of your home or in rooms with direct sunlight to naturally cool your space.
4. Vent Inspections: Inspect and clean your oven's range hood vent and bathroom exhaust fans. Ensure that all exterior exhaust ports are clear of debris or grease buildup.
5. A/C Unit Maintenance: Monitor your outdoor A/C unit and clean the coil with a hose if necessary.
6. Smoke Detectors: Test your smoke detectors regularly. If you've just moved in, remove the protective coating on the smoke and carbon monoxide detectors.



A fall guide and checklist designed to maintain your home and protect your investment for years to come.

Fall Home Maintenance

Preparing Your Home for Fall

As leaves gracefully descend and grey skies take centre stage, it's that time of year when we bid farewell to the lingering sunsets of summer and usher in Alberta's fall weather. For residents of this province, autumn is a fleeting season, swiftly making way for the arrival of winter. That's why it's crucial to undertake essential home preparations during the fall months.

Protecting Your Foundation

Airdrie's unique climate demands special attention to your home's foundation. Proper maintenance can prevent water-related issues. Here's how to ensure water doesn't pose a threat to your foundation.

Clear Window Wells

Window wells around your basement windows should be kept clear of ice and snow. This allows for proper drainage and prevents water from entering your home through the window frame. Ensure that these areas are free of obstruction.

Roof Drainage Spouts

As the snow and ice melt, it's important to check that drainage spouts from your roof are directing water away from your foundation. This helps maintain a dry and secure home.

Check Grading

Examine the landscape around your home. It's designed to direct water away from the foundation. Extreme freeze-thaw cycles can alter the land's shape, potentially creating low spots where water collects. Add topsoil to level any new low spots and maintain proper grading.

Window Care

Regular window maintenance is essential. Have your windows washed at least once or twice a year, particularly from the outside, to remove dirt and maintain clear panes. Depending on weather and sun exposure, window caulking may need to be redone over time.

Fall Home Maintenance Checklist

September

- [ ] Check door and window weatherstripping
- [ ] Clean and service humidifier
- [ ] Drain exterior water line
- [ ] Drain sediment on hot water tank
- [ ] Check CO and smoke detector batteries and test

October

- [ ] Clean range hood filters
- [ ] Check for soil settlement at the foundation
- [ ] Check attic insulation
- [ ] Check for condensation and humidity
- [ ] Clean humidifier

Exterior Inspection

Prepare Your Furnace for the Chilly Days Ahead

As temperatures drop, the need for a cozy and warm home increases. To ensure your furnace performs at its best, there are a couple of essential steps to consider. First, take a moment to inspect the furnace filter. A clean filter is crucial for optimal heating efficiency. If it's not in good condition, replace it to guarantee the most efficient warmth in your home.

Check Carbon Monoxide & Smoke Detectors

With colder temperatures setting in, we tend to spend more time inside. Don't forget about the safety of your household. Check your carbon monoxide and smoke detectors to ensure they are in proper working order. Confirm that the batteries are fully charged by pressing the test button on each device. This precaution ensures they are ready to promptly alert you in case of an emergency.

Window and Door Sealing

You can prepare your home for the colder weather by checking the weatherproofing around your home. Pay special attention to areas like windows and doors. Check for gaps around windows and doors and reseal with weatherstripping as needed.

Lawn and Garden Care

Rake leaves and remove debris from the yard to prevent mould growth. You can fertilize the lawn to encourage healthy growth next spring.

Outdoor Equipment Storage

Clean and store outdoor furniture, grills, and gardening tools.

Energy Efficiency

Set your thermostat to a lower temperature when you're not at home to save on heating costs. Regular maintenance will help you avoid costly repairs and keep your home comfortable and safe during the fall and winter seasons.



Protect Your Outdoor Faucets From Freezing

Don't overlook your outdoor faucets as the temperatures dip in Airdie's winter climate. Frozen faucets can lead to burst pipes inside your home, resulting in significant damage. To prevent this, take the following steps:

- Close the valves for these outdoor faucets to cut off the water supply
- Afterwards, open the faucets to allow any remaining water to drain out

In cases where valves are absent (as is the case with some properties), consider insulating them with styrofoam to shield them from the cold. Additionally, remember to inspect the exterior intake vents for your HVAC system. Debris tends to accumulate in these areas during the summer months, and sometimes, animals even decide to make nests there. Cleaning these vents and ensuring they remain free of debris is an effective way to discourage unwelcome guests from entering your home as the weather cools down.

Don't Overlook Your Eavestroughs and Gutters

To protect your home from water damage, it's imperative not to neglect the maintenance of your eavestroughs and gutters. Keep in mind that when these components fail to function correctly, they become incapable of diverting water off your roof and away from your home. Neglecting this essential task can result in water either running off the roof or, worse, seeping through it, accumulating near the foundations, and potentially causing structural harm and even flooding.

Moreover, during the winter season, clogged eavestroughs can lead to the formation of ice dams, hindering proper water drainage. These substantial ice dams can exert weight on your eavestroughing, causing warping and detachment from your home.

A winter guide and checklist designed to maintain your home and protect your investment for years to come.

Winter Home Maintenance

Winterizing Your Home

Here in Airdrie, Alberta, winter can bring heavy snowfall and cold temperatures. To help you protect your new home and its warranty during the snowy season, we'd like to share some important homeowner maintenance tips.

Winter Home Maintenance Checklist

December

- [ ] Balance air flow at heating ducts
- [ ] Clean furnace filter
- [ ] Remove snow/ice from roof overhangs and vents
- [ ] Check air ducts, remove covers and vacuum dust from vents

January

- [ ] Clean humidifier
- [ ] Check CO and smoke detector batteries and test
- [ ] Clean range hood filters
- [ ] Clean or replace furnace filter
- [ ] Check and ensure that air takes, exhausts and meters are clear of snow

February

- [ ] Check roof for ice dams
- [ ] Check CO and smoke detector batteries and test
- [ ] Clean range hood filters
- [ ] Pour bucket of water into floor drain in basement

Snow Protection

Clear Blocked Exhausts

One of the most critical tips for winter home maintenance is ensuring clear exhausts. Blocked vents can lead to water damage and disrupt air circulation in your home.

- Regularly clear snow from around exterior exhausts. These are usually white, round plastic pipes extending from your home, often on the side or back.
- Check and clear snow from dryer vents, which are typically square with angled pieces or horizontal flaps.

Roof & Balcony Snow

Heavy snow accumulation on your roof, especially in valleys, under windows, or on flat roofs, porches, or balconies, can stress the structure and cause ice dams.

- Safely remove excess snow using a snow rake or other suitable tools.
- Don't forget to clear snow from sheds, pergolas, and smaller structures to prevent damage.

Pathway Clearing & Alternatives to Salt

Regular snow clearing of driveways and walkways is essential to prevent ice buildup and potential accidents. However, it's crucial to be mindful of the materials you use.

- Clear snow promptly to prevent ice formation.
- Consider using salt alternatives to melt ice, as traditional salt can corrode asphalt, concrete walkways, and porches, which may affect your home warranty. Alternatives: Eco-forma Organic Melt, Eco-Friendly Ultra Strength, Coffee Grounds, Sugar Beet Juice, Equal parts Vinegar and Water, Sand.

Snow Against the Foundation

Airdrie experiences rapid temperature changes, which, combined with heavy snowfall, can lead to ice formation against your home's concrete, siding, brick, and shingles. This situation can result in water infiltration.

- If you notice snow accumulation higher than the top of your concrete foundation, it's advisable to remove it pre-emptively and throughout the season.
- Be especially vigilant during rapid freeze-thaw cycles, as additional snow against existing ice can force water over the top of your foundation or into your roof.



Hot Tip

To prevent your pipes from freezing, make sure the temperature is set above 15°C, especially if you won't be home for a period of time in the winter. Additionally, ensure your temperature is appropriately set when you travel. Arrange furniture so it doesn't block heating sources, or use an air deflector if a vent is under a piece of furniture.

Important Contacts

Minto Communities Warranty & Customer Experience Team

Email

Warranty
warrantycalgary@minto.com
Customer Experience
customerexperiencecalgary@minto.com

Phone

Warranty
587.441.1980
Customer Experience
587.441.1975

Website

mintohomeowner.com

Hours of Operation

Monday to Friday 8:00am – 4:00pm

Summer Hours

Monday to Thursday 8:00am – 4:00pm
Friday 8:00am – 12:00pm

Alberta New Home Warranty Program Team

Email

contactcentre@anhwp.com

Phone

1.800.352.8240

Website Portal

anhwp.com

MyAirdrie Customer Service Portal

Whether you're new to Airdrie and connecting new services or managing your existing ones, you'll find all the forms you need to get things done here.

City of Airdrie Utilities

Set up a utility account with the City of Airdrie, which covers water, sewer, garbage collection, curbside organics, curbside recycling and environmental services.

Recycling & Waste Pickup

When you move into a new home and sign up for your utilities (water, waste and sewer) through the City, your blue and green carts will be delivered to your home. View the City of Airdrie's Waste & Recycling Services Guide here.

City of Airdrie

8:30am – 4:30pm
(except statutory holidays)
400 Main Street SE
Airdrie, AB T4B 3C3

403.948.8800

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