

**2013**

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# [GEORGINA ISLAND FIRST NATION HOUSING DEPARTMENT]

This information letter will provide you with up and coming news in regard to your home and will provide as a tool for useful tips and hints on becoming a home owner by being aware of the things you can do yourself and making home maintenance priority.

# GEORGINA ISLANDS FIRST NATIONS HOUSING PROGRAM



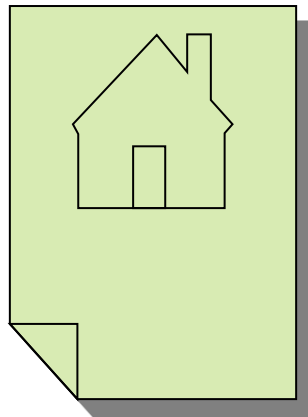
GEORGINA  
ISLAND

**Learning how to identify and deal with day-to-day home repairs and basic home maintenance. Being a home owner can be a challenge for some..... It comes with a lot of responsibility and dedication.**

**The First Nations Housing Department shares that responsibility with you. The goal is to teach you to be a homeowner and teach you how to maintain your home. Properly maintained homes are also healthier places to live.**

**You and your community will benefit because properly maintained homes last longer. It costs less money to find and repair problems before they get out of hand.**

## Basic Home Maintenance



Is home maintenance a mystery?  
Don't know where to start or  
How to identify potential problems?

## **First Nation Housing**

**Housing is the foundation for strong and healthy communities and the Government of Canada is actively working with First Nations to increase the supply of safe and affordable housing.**

**Educating you on your home and providing information through newsletters consisting of useful facts or details;**

- **How to prevent mold from becoming a major problem**
- **How to fix a leaky faucet, how to repair damaged drywall, and so on.**



## **First Nation On-Reserve Housing Program**

**Many First Nation communities in Canada need more housing and/or better quality housing as overcrowding and inadequate housing are of particular concern on-reserve. Inadequate housing poses health and safety risks, creates an unhealthy growing environment for children and is linked to several health and social problems.**



## **The Bathroom**

While it may not look different, much has changed in the bathroom of the Healthy House. Water, in particular, is much better managed.

Nearly 75 per cent of all water used in the home is used here. Wasted water is money down the drain. With new water-saving devices, bathroom water use can be reduced by as much as 50 per cent with little or no change in lifestyle.

### **Tips**

#### **Water-efficient Toilet (6L or less)**

- \_ Uses up to 80 per cent less water than a regular toilet.
- \_ Dual flush toilets offer even greater savings.
- \_ Refer to the maximum performance testing of toilets on the Canadian Water Waste Association (CWWA) website.

#### **Shower Head (9.6 L/minute)**

- \_ Reduces water use by more than 60 per cent with no loss of performance.

#### **Tile**

- \_ Tile is easily kept clean and dry and is durable for bathrooms. Carpets are discouraged because they retain moisture, which encourages mold growth.

#### **Water-based Semi-gloss Paint**

- \_ Semi-gloss paint is washable, durable and enhances a room's brightness. Use a low-pollutant emission type paint.

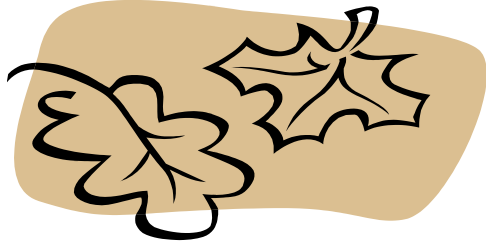
#### **Ventilation**

- \_ Essential for controlling humidity and exhausting odours to the outside. The bathroom can be linked to an integrated house venting system, or a quiet fan (1 one or less) may vent air directly to the outside.

#### **Canada Mortgage and Housing Corporation**

##### **Caulking**

- \_ Special low-odour fungicide-free silicone caulking is available



## **Fall Home Maintenance Checklist**

- Have furnace or heating system serviced by a qualified service company every two years for a gas furnace, and every year for an oil furnace, or as recommended by the manufacturer.**
- If you have central air conditioning, make sure the drain pan under the cooling coil mounted in the furnace plenum is draining properly and is clean.**
- Lubricate circulating pump on hot water heating system.**
- Bleed air from hot water radiators.**
- Disconnect the power to the furnace and examine the forced-air furnace fan belt, if installed, for wear, looseness or noise; clean fan blades of any dirt buildup.**
- Check chimneys for obstructions such as nests.**
- Vacuum electric baseboard heaters to remove dust.**
- Remove the grilles on forced-air systems and vacuum inside the ducts.**
- Turn ON gas furnace pilot light (if your furnace has one), set the thermostat to “heat” and test the furnace for proper operation by raising the thermostat setting until the furnace starts to operate. Once you have confirmed proper operation, return the thermostat to the desired setting.**
- Check and clean or replace furnace air filters each month during the heating season. Ventilation system, such as heat recovery ventilator, filters should be checked every two months.**
- Check to see that the ductwork leading to and from the heat recovery ventilator is in good shape, the joints are tightly sealed (aluminum tape or mastic) and any duct insulation and plastic duct wrap is free of tears and holes.**
- If the heat recovery ventilator has been shut off for the summer, clean the filters and the core, and pour water down the condensate drain to test it.**
- Check to see that bathroom exhaust fans and range hoods are operating properly. If possible, confirm that you are getting good airflow by observing the outside vent hood (the exterior damper should be held open by the airflow). See the About Your House fact sheet [CMHC Garbage Bag Airflow](#)**

**Test for a simple way to estimate the airflow.**

- Check smoke, carbon monoxide and security alarms, and replace batteries.**
- Clean portable humidifier, if one is used.**
- Check sump pump and line to ensure proper operation, and to ascertain that there are no line obstructions or visible leaks.**
- Replace window screens with storm windows.**
- Remove interior insect screens from windows to allow air from the heating system to keep condensation off window glass and to allow more free solar energy into your home.**
- Ensure windows and skylights close tightly; repair or replace weather-stripping, as needed.**
- Ensure all doors to the outside shut tightly, and check other doors for ease of use. Replace door weather-stripping if required.**
- If there is a door between your house and the garage, check the adjustment of the self-closing device to ensure it closes the door completely.**
- Cover outside of air-conditioning units and shut off power.**
- Ensure that the ground around your home slopes away from the foundation wall, so that water does not drain into your basement.**
- Clean leaves from eaves troughs and roof, and test downspouts to ensure proper drainage from the roof.**
- Drain and store outdoor hoses. Close interior valve to outdoor hose connection and drain the hose bib (exterior faucet), unless your house has frost-proof hose bibs.**
- Have well water tested for quality. It is recommended that you test for bacteria every six months.**
- If you have a septic tank, measure the sludge and scum to determine if the tank needs to be emptied before the spring. Tanks should be pumped out at least once every three years.**
- Winterize landscaping, for example, store outdoor furniture, prepare gardens and, if necessary, protect young trees or bushes for winter.**

**Source: [www.cmhc.ca](http://www.cmhc.ca)**

