

# Long Winter ... Summer's Coming

**By: Inspector Weeks      613.290.3697**

Now that the snow is over, we hope, it is a good time to review the events of the past few months and develop a plan for the future. The key to a good roof is proper attic ventilation and good insulation. If you had any issues with ice buildup or roof leakage make sure you have adequate insulation in your attic to prevent heat loss. This melts the snow on your roof, forms ice and creates problems. Provide a good flow of air between the insulation and the roof sheathing and your roof will not only develop less of an ice build-up, your asphalt shingles will last longer.

On another note, it's time to turn off your water line heating cables. Those of you with wells know only too well that some years the frost can go quite deep in the ground and freeze your source of water. This year was not that kind of a year, thankfully, so doesn't forget to turn off that heating cable.

Ok, enough of that winter talk .....It is time to get your Air Conditioner ready !! Summer's coming .....

Hopefully those of you with Central Air turned off your system last fall at the main switch Well, now is the time to turn it back on again. This acts like a little block heater for you outside compressor unit. The power needs to be turned on at least 24 to 48 hours before running the Air Conditioning system. In addition, take the cover off to let the unit dry out properly before it has to work its usual charm to cool you off when it gets hot .....Summer is coming and it will get hot !! Make sure the blades on the fan are free moving and that the area around the unit is clear of debris for sufficient air to circulate around it. When in doubt, wait till it is above 15 degrees Celsius and fire it up, if you suspect problems call in an A/C specialist now. Service techs are hard to find when it's 30 degrees !!

Last but not least, Black fly season is coming. It seems that just as the leaves start to come out on the trees those pesky Black flies make their annual visit and we all know how frustrating that can be. Take the time now and secure your screens. A few minutes taken to repair that screen that ripped last summer and never got repaired will hopefully save you from at least one nasty Black fly bite or two. But optimistically watch out for the Dragon flies. They

love to eat Black Flies and as soon as they appear the Black fly population diminishes quite quickly .....

I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections [pwhi.rhi@gmail.com](mailto:pwhi.rhi@gmail.com) or by phone at 613.290.3697.

**Peter Weeks** has been a Chelsea resident for 19 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about four years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB in Good Standing.

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