

Seasonal Maintenance Checklist for Prefab Homes in Northern Ontario

Prefab homes are designed to be low-maintenance — but Thunder Bay’s four distinct seasons mean a little proactive care goes a long way. Use this seasonal checklist to keep your home efficient, durable, and stress-free year-round.

Spring

- Inspect roofing, flashing, and siding for winter wear
 - Reseal exterior caulking and weatherstripping
 - Clean HRV (heat recovery ventilator) filters
 - Test sump pump or drainage systems
 - Wash windows and check seals on triple-pane glass
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Summer

- Touch up paint or exterior finishes if needed
 - Trim vegetation away from siding and foundation
 - Inspect decks, porches, and railings for wear
 - Clean gutters and downspouts after spring rains
 - Service AC or ventilation systems (if applicable)
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Fall

- Check insulation in attic/crawlspace for settling
 - Flush radiant heating systems (if installed)
 - Service furnace or HRV system before winter
 - Clean gutters of leaves and debris
 - Inspect foundation and skirting for cracks
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Winter

- Keep snow clear from roof valleys, eaves, and vents
- Check backup heating systems or generators
- Monitor indoor humidity (ideal 30–40%) to prevent condensation
- Ensure exterior vents and intakes remain unblocked
- Watch for ice buildup on eaves and remove safely

✅ **Pro Tip:** Because prefab homes are airtight, **HRV maintenance** is key. Clean or replace HRV filters every 2–3 months for healthy air and peak efficiency.

📌 CTA Suggestion (below checklist):

“Want more expert tips? Talk to our experts and we’ll guide you through prefab care tailored to Thunder Bay homes.”

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