

Ontario Bungalow Comprehensive Maintenance Plan

A meticulous 12-month guide optimized for single-story structures facing Ontario's intense freeze-thaw cycles, heavy snow loads, and rapid spring melts.

January

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof/Exterior	Check roof line for heavy snow loading and ice dams. Clear ground foundation vents.	1 hr	DIY	N/A
Interior	Monitor basement humidity levels (keep between 30% - 40% to limit frost on windows).	0.5 hr	DIY	N/A
HVAC	Inspect and replace furnace air filters to protect system from heavy winter cycling.	0.5 hr	DIY / Pro	N/A (\$50-\$100 if pro)
Plumbing	Verify sump pit water level remains normal; test float switch manually.	0.5 hr	DIY	N/A

February

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Plumbing	Check exterior sump pump discharge outlet for ice blockages or snow freezing.	0.5 hr	DIY	N/A
HVAC	Vacuum all baseboard heaters and supply registers to optimize air circulation.	1 hr	DIY	N/A
Interior	Inspect foundation floor and walls in unfinished basement spaces for early melt seepage.	1 hr	DIY	N/A
Safety	Test all smoke and carbon monoxide detectors; change backup batteries if required.	0.5 hr	DIY	N/A

March

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof/Gutters	Clear remaining ice/snow from bottom of downspouts to prepare for major melt.	1 hr	DIY	N/A
Plumbing	Perform full sump pump operational test (pour water into pit to verify rapid pump-out).	0.5 hr	DIY	N/A
HVAC	Replace furnace air filters right before spring pollen and dust circulation starts.	0.5 hr	DIY	N/A
Interior	Check basement perimeter floor-to-wall joints for water pooling or fresh efflorescence.	1 hr	DIY / Pro	\$150-\$300 (Pro inspection)

April

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof/Gutters	Clean winter grit, twigs, and organic debris out of eavestroughs and downspouts.	2-3 hrs	DIY / Pro	\$150 - \$300
Exterior	Inspect foundation walls for new freeze-thaw cracks or widening of old fractures.	1 hr	DIY / Pro	\$600 - \$1,500 per crack fix
Landscaping	Check perimeter grading; top up low areas with soil to slope down 6" over 6 feet.	2-3 hrs	DIY	N/A
Plumbing	Inspect operation of backwater prevention valve if installed on your main sewer line.	1 hr	DIY / Pro	\$150 - \$250 (Pro service)

May

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
HVAC	Schedule professional air conditioning system clean and precision multi-point tune-up.	1.5 hrs	Professional	\$120 - \$200
Exterior	Examine window/door frames for failed caulking; strip and re-seal to keep bugs/rain out.	2-3 hrs	DIY	N/A
Plumbing	Turn on interior valves to outdoor spigots; check pipes for hidden winter burst leaks.	1 hr	DIY	N/A
Landscaping	Uncover ground-level window wells; clear out accumulated dead leaves and silt.	1 hr	DIY	N/A

June

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Exterior	Inspect brickwork mortar joints (repoint crumbling mortar) and exterior siding panels.	2 hrs	DIY / Pro	\$300 - \$1,000 (Masonry)
HVAC	Wash permanent HRV/ERV air filters and clean the interior core elements.	1 hr	DIY	N/A
Landscaping	Prune tree limbs or dense shrubs touching siding or overhanging low bungalow rooflines.	2 hrs	DIY / Pro	\$300 - \$1,200 (Tree service)
Interior	Inspect attic space for signs of spring leaks, animal nesting, or compromised roof rafters.	1 hr	DIY / Pro	N/A

July

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Exterior	Wash, scrape, and re-stain or seal exterior wooden decks and wooden steps.	4-6 hrs	DIY / Pro	\$500 - \$1,500
Interior	Deep clean clothes dryer exhaust duct from machine to outdoor wall cap (fire safety).	1-2 hrs	DIY / Pro	\$100 - \$200
HVAC	Check air conditioning condensate drain line for blockages or slime growth; flush line.	0.5 hr	DIY	N/A
Plumbing	Inspect all under-sink water supply lines and shut-off valves for trace corrosion.	1 hr	DIY	N/A

August

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Interior	Test basement relative humidity; adjust dehumidifier to maintain below 50% max.	0.5 hr	DIY	N/A
Exterior	Inspect driveway and walkway asphalt or concrete for structural freeze-thaw cracks.	2 hrs	DIY	N/A (DIY crack filler)
HVAC	Replace furnace/AC system air filters to ensure unrestricted peak summer airflow.	0.5 hr	DIY	N/A
Roof	Scan shingles from ground or ladder for wind damage or bare spots before autumn rains.	1 hr	DIY / Pro	\$200-\$500 (Minor roof patch)

September

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
HVAC	Schedule annual professional furnace / heating system safety check and tune-up.	1.5 hrs	Professional	\$130 - \$220
Exterior	Check weatherstripping on all doors and ground-level windows; replace if brittle.	2 hrs	DIY	N/A
Plumbing	Test sump pump electrical breaker and secondary battery backup charge capacity.	0.5 hr	DIY	N/A
Safety	Test household smoke alarms and carbon monoxide detectors; refresh weak batteries.	0.5 hr	DIY	N/A

October

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof/Gutters	Perform final post-leaf-fall gutter clean-out to guarantee open channels for winter.	2-3 hrs	DIY / Pro	\$150 - \$300
Plumbing	Disconnect all garden hoses; shut off interior valves to spigots; drain outdoor taps.	1 hr	DIY	N/A
HVAC	Clean humidification system water pan and replace old mineral-saturated evaporator pad.	1 hr	DIY	N/A
Exterior	Seal concrete or brick gaps around exterior pipe penetrations to block rodents/cold.	1-2 hrs	DIY	N/A

November

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof	Ensure attic soffit vents and baffled pathways are completely free of blown insulation.	1.5 hrs	DIY	N/A
HVAC	Install fresh furnace air filters for the high-demand winter heating period.	0.5 hr	DIY	N/A
Plumbing	Pour water down basement floor drains to seal sewer gas traps and check drainage speed.	0.5 hr	DIY	N/A
Landscaping	Clear fallen leaves away from foundational concrete walls to limit prolonged dampness.	2 hrs	DIY	N/A

December

System/Area	Specific Maintenance Task	Est. Time	Type	Approx. Ontario Cost (Pro)
Roof	Watch roofline for rapid icicle formations or snow-melting points (signs of heat leaks).	0.5 hr	DIY	N/A
Interior	Monitor windows for indoor condensation buildup; adjust air exchanger settings.	0.5 hr	DIY	N/A
Plumbing	Verify sump pump pit area is clean and no debris impedes float movement.	0.5 hr	DIY	N/A
HVAC	Inspect the exterior heat pump coil (if equipped) to make sure it's free of packed snow.	0.5 hr	DIY	N/A