



WHAT'S INSIDE MY UTILITY ROOM ?

A Homeowner's Guide to Essential Systems, Maintenance
& Costly Mistakes to Avoid



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INTRODUCTION: WHY YOUR UTILITY ROOM DESERVES ATTENTION

The utility room is the engine of your home. While often overlooked, it's where critical systems quietly work to keep you comfortable, safe, and efficient. Ignoring it can lead to unexpected breakdowns and expensive repairs. This guide helps homeowners understand, maintain, and protect these essential systems.



FURNACE: THE HEART OF YOUR HOME'S HEATING



FUNCTION

Provides
central heating.



LIFESPAN

15 - 20 Years



REPLACEMENT COST

\$4,000 - \$6,000



MAINTENANCE

Replace filters every 3 months.
Annual professional inspection.
Watch for unusual noises or frequent cycling.



INDUSTRY FAVORITE

Lennox, Carrier, Goodman, Napoleon, KeepRite



PRO TIP

A well-maintained AC improves efficiency,
lowers energy bills, and extends system life.

HRV (HEAT RECOVERY VENTILATOR) BREATHING EASY



FUNCTION

Ensures fresh air circulation
while retaining heat.



LIFESPAN

10 - 15 Years



REPLACEMENT COST

\$2,000 - \$3,500



MAINTENANCE

Clean or replace filters every 2-3 months.
Inspect vents and ensure no blockages.



INDUSTRY FAVORITE

Venmar, Lifebreath, Fantech



PRO TIP

Essential in modern airtight homes to prevent
moisture buildup and improve air quality.

HOT WATER TANK TANK VS. TANKLESS EXPLAINED

TANK

Stores heated water.

Lifespan: 10-12 years.

Flush annually to remove sediment.

Replacement Cost: \$1,500 - \$2,500

Industry Favorites (Canada): Giant, John Wood, Rheem



TANK LESS

Heats water on demand.

Lifespan: 15-20 years.

Descale annually.

Replacement Cost: \$2,500 - \$4,500

Industry Favorites (Canada): Navien, Rinnai, Noritz



PRO TIP

Check the manufacture date to avoid surprise replacements.

WATER PURIFIER

CLEAN WATER, HEALTHY LIVING



FUNCTION

Removes contaminants
and softens water.



REPLACEMENT COST

\$1,000 - \$2,000



INDUSTRY FAVORITE

Culligan, Kinetico,
Excalibur Water Systems



MAINTENANCE

Replace filters as per manufacturer guidelines.
Check system pressure and salt levels (if applicable)

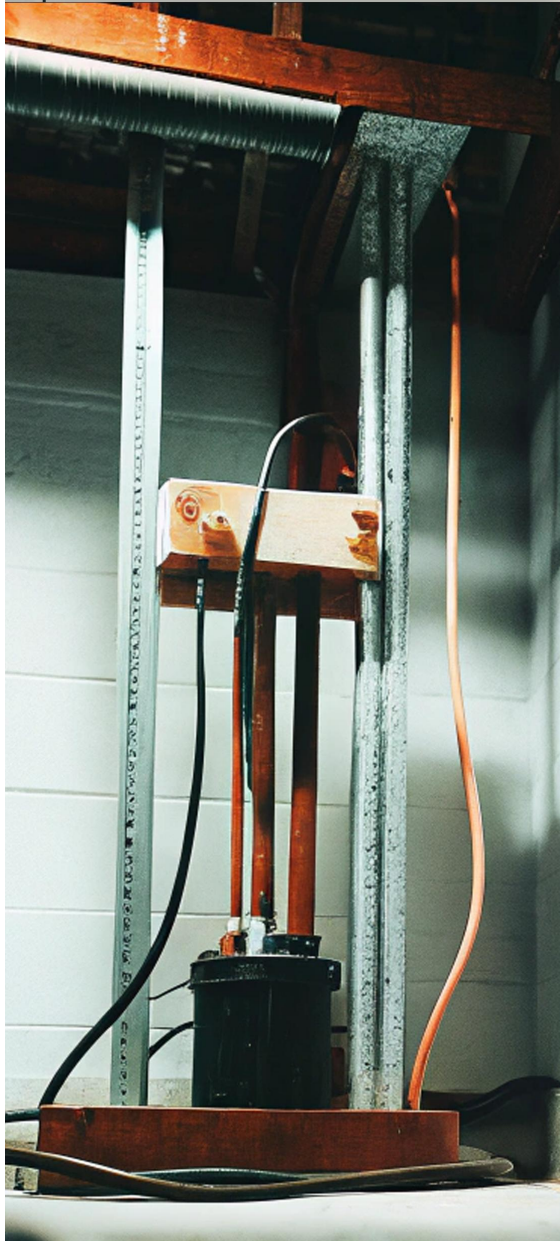


PRO TIP

Regular maintenance extends appliance life and
protects plumbing.

SUMP PUMP

YOUR BASEMENT'S BEST DEFENSE



FUNCTION

Prevents basement flooding by pumping out excess water.



LIFESPAN

7-10
Years.



MAINTENANCE

Test quarterly by pouring water into the pit. Clean the pump and check the discharge line.



REPLACEMENT COST

\$500 - \$1,500



INDUSTRY FAVORITE

Venmar, Lifebreath, Fantech



PRO TIP

Install a battery backup to protect against power outages.

ELECTRICAL PANEL THE NERVE CENTER OF YOUR HOME



FUNCTION

Distributes electricity safely throughout your home.



MAINTENANCE

Ensure circuits are labeled.
Check for signs of corrosion or overheating.
Annual inspection recommended.



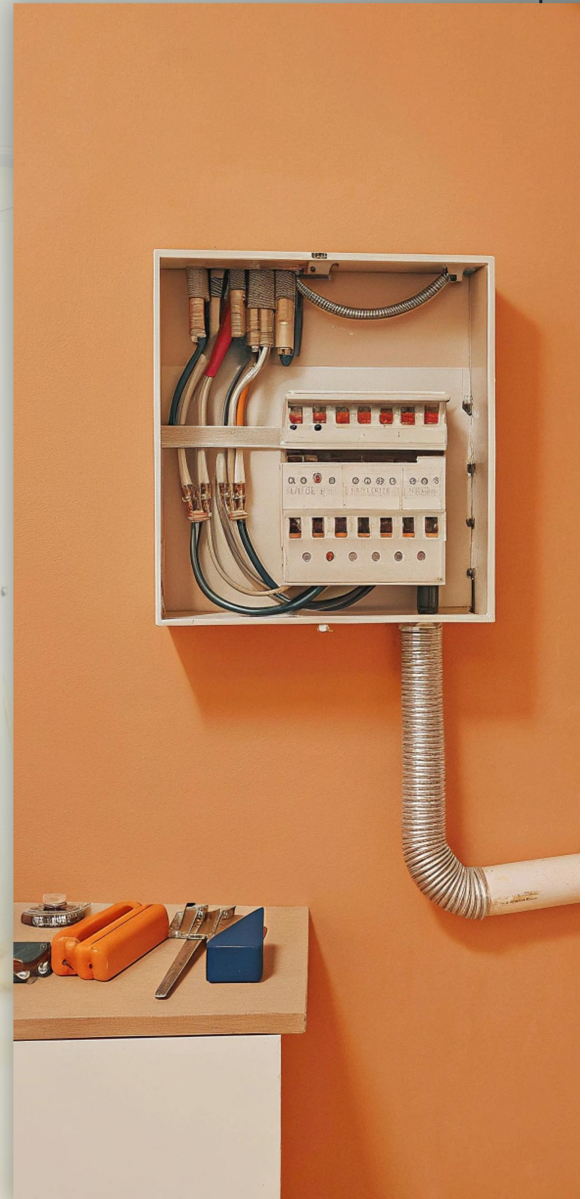
REPLACEMENT COST

\$2,000 - \$4,000



INDUSTRY FAVORITE

Siemens, Schneider Electric
(Square D), Eaton



PRO TIP

Never overload circuits—it's a major fire hazard.

WATER PRESSURE MONITOR

SMALL DEVICE, BIG IMPACT



FUNCTION

Distributes electricity safely throughout your home.



REPLACEMENT COST

\$150 - \$400



MAINTENANCE

Monitor regularly to ensure pressure stays within safe limits (typically 40-60 psi).

Replace faulty regulators promptly.



INDUSTRY FAVORITE

Watts, Zurn, Conbraco



PRO TIP

High water pressure can silently damage appliances and plumbing fixtures over time.

AIR CONDITIONER KEEPING COOL EFFICIENTLY



FUNCTION

Provides cooling and dehumidification during warmer months.



LIFESPAN

15-20
Years.



REPLACEMENT COST

\$3,500 - \$7,500



MAINTENANCE

Clean or replace filters every 1-2 months during use.
Annual professional servicing before summer.
Keep outdoor unit clear of debris.



INDUSTRY FAVORITE

Lennox, Napoleon, Carrier



PRO TIP

A well-maintained AC improves efficiency, lowers energy bills, and extends system life.

MAINTENANCE CHECKLIST



Furnace filter change

HRV filter cleaning

Water heater flushing/descaling

Water purifier filter replacement

Test sump pump

Inspect electrical panel

Check water pressure levels

Service air conditioner

Set reminders for quarterly and annual checks to avoid costly repairs.



CONCLUSION

PROTECTING COMFORT, HEALTH & INVESTMENT



The biggest difference between buyers who feel overwhelmed — and buyers who succeed — is having the right team and information.

This Playbook is your first step. When you're ready to make the next one, we'll be here to guide you home.

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Top 10 Teams in Canada (By Volume)