Who I call

Trusted Trades & Home Services

Ahomeowner'sdirectoryfor theHalifaxRegionalMunicipality
Lawyers, lenders, inspectors, movers, cleaners, trades and the first calls after you get the keys

2026 – 2027 EDITION

Don Ranni, REALTOR®
OWNING HALIFAX REAL ESTATE | ROYAL LEPAGE ATLANTIC
902-219-0703 · don@donranni.com · owninghalifax.com

A note from Don

Goodpeoplemakea house easy to own.



After fourteenyears andafew hundred closings inHRM,I've learned that the difference between a stressful year in a home and an easy one usually comes down to who you call. This booklet is my answer to the question I get most often from clients: "*Do you know somebody who can…?*"

Two kinds of names are in here. **Don's go-to** listings are the people my clients and I have actually worked with — the lawyers who close our deals, the inspector who checks my listings, the cleaner and stager who get homes ready for market. **Highly rated** listings are locally owned HRM companies I selected from public Google reviews and credentials in October 2026 to fill the gaps — painters, roofers, heat-pump installers and the rest — so that whatever comes up, you have somewhere good to start.

Nobody pays to be in this booklet, and I don't earn anything when you hire them. Get a quote, ask for proof of insurance, and if anyone in here lets you down, I want to hear about it — that's how the list stays good.

And if you're ever unsure who to call, call me. That part never changes.

Cheers, Don

DONRANNI,REALTOR® · OWNING HALIFAX REAL ESTATE, ROYAL LEPAGE ATLANTIC
902-219-0703 · don@donranni.com · owninghalifax.com

HOW TO READ THE LISTINGS

DON'S GO-TO	Used by Don and his clients
★ 4.9 (160)	Highly rated: locally owned, with its Google rating and review count as of October 2026
LOCAL PICK	Chosen on credentials and longevity where Google reviews are thin

Tap any phone number or website in the digital copy to call or open it.

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KEEP BY THE PANEL — WHO TO CALL FIRST

POWER OUTAGE	SMELL GAS	WATER MAIN / SEWER	BURST PIPE	LOCKED OUT	ANYTHING ELSE
1-877-428-6004	**1-866-313-3030**	**902-420-9287**	**902-580-4400**	**902-434-5625**	**902-219-0703**
Nova Scotia Power, 24h	*Eastward Energy, 24/7*	*Halifax Water, 24h*	*GoPro Plumbers, 24/7*	*Atlantic Locksmith, 24/7*	*Don, any time*

SECTION

Your deal team

Lawyers,lenders,inspectorsandtheprofessionals around a purchase or sale

REAL ESTATE LAWYERS

Scotia Law

DON'S GO-TO

Boutique real estate and wills & estates firm on Brownlow Avenue, Dartmouth.

902-468-9802 · scotialawinc.ca

DCL Law

DON'S GO-TO

Danielle MacLean's Dartmouth team — Best Lawyers "Tier 1" for real estate law in Halifax, 2025 and 2026.

902-404-3150 · dcllaw.org

LM Legal Solutions

DON'S GO-TO

Real estate, family and estate law from Kings Wharf, Dartmouth; in business since 2011.

902-466-2200 · lmlegalsolutions.ca

Patterson Law

DON'S GO-TO

Full-service Nova Scotia firm; downtown Halifax office on Hollis Street (Quinn Street office 902-425-5297).

902-405-8000 · pattersonlaw.ca

MORTGAGE BROKERS

Jacob, Jack and Cyrus are at Premiere Mortgage Centre, 100–123 Chain Lake Drive, Halifax.

Jacob Gallant

DON'S GO-TO

TheWayHomeMortgageGroup · PremiereMortgageCentre

Associate mortgage broker — pre-approvals, purchases, renewals and refinances.

902-293-9554 · jacob@thewayhome.ca

Jack Cameron

DON'S GO-TO

TheWayHomeMortgageGroup · PremiereMortgageCentre

Accredited Mortgage Professional with 100 five-star reviews and years in the Halifax market.

902-223-5225 · jackcameronmortgages.ca ★ 5.0 (100)

Cyrus Habibi

DON'S GO-TO

Premiere Mortgage Centre

Associate mortgage broker — purchases, renewals and refinances.

902-880-7048 · cyrushabibimortgages.ca ★ 5.0 (47)

Matthew Legatto

DON'S GO-TO

IndiMortgage · Director,CommercialDivision

Residential and commercial mortgages — purchases, refinances and investment properties across HRM.

902-240-3304 · legatto.indimortgage.ca

HOME INSPECTION

Zdenko Juric, CMI

DON'S GO-TO

A Buyer's Choice Home Inspections

Certified Master Inspector, infrared and radon certified — he does the pre-listing inspections on my listings.

902-830-9904 · abuyerschoice.com ★ 5.0

EHSVI Septic & Sewer Inspections

DON'S GO-TO

EasternHomeSanitaryVideoInspection · KenHills

Septic inspections and sewer-line camera scopes with written and video reports, since 2000.

902-471-6084 · ehsvi.com ★ 4.9 (37)

ACCOUNTANTS & TAX

Swain CPA

★ 4.9 (34)

Owner-run CPA firm at Purdy's Wharf; small-business and corporate tax, HST and tax planning.

902-406-4474 · swaincpa.ca

Premier Accounting & Tax

★ 4.8 (31)

Kempt Road practice for personal returns, small-business and corporate filings, bookkeeping and CRA matters.

902-455-5068 · premiertaxhalifax.com

APPRAISERS

Alderney Real Estate Appraisals
LOCAL PICK

Dartmouth firm with 30+ years; AACI, CRA and P.App designated appraisers for homes, land and commercial.
902-466-2000 · alderneyappraisals.com

Fennell & Associates Appraisers
LOCAL PICK

Bedford Highway team of nine appraisers, established 1992 — single-family, condo, multi-unit and land.
902-453-5051 · fennellappraisers.ca

Kempton Appraisals
LOCAL PICK

Dartmouth; residential and commercial valuation since 1983.
902-465-3000 · kemptonappraisals.com

HOME INSURANCE

Billyard Insurance Group
DON'S GO-TO

Lower Sackville brokerage that shops multiple insurers for home, auto and business policies.
902-707-0077 · bedford@thebig.ca thebig.ca

Shane Kennedy
DON'S GO-TO

Co-operators · SAKennedyFinancialGroup

Home, auto and life insurance plus mutual funds and financial advice; Dartmouth and Lower Sackville.
902-469-0910 · cooperators.ca/local/shane-kennedy

Bauld Insurance
★ 4.9 (500+)

Independent and locally owned since 1947 (Bedford); shops several insurers for home, tenant and bundled policies.
902-832-6767 · bauldinsurance.com

Stanhope Simpson Insurance
LOCAL PICK

Privately owned family brokerage on Joseph Howe Drive for 70+ years; home and auto, including the CANS program.
902-454-8641 · stanhopesimpson.com

A.A. Munro Insurance
LOCAL PICK

Atlantic Canadian brokerage serving communities since 1944; quotes for home and auto.
902-864-2616 · aamunro.com

FINANCIAL PLANNING

Gordon Stirrett Wealth Management
★ 5.0 (32)

CFP-led financial planning firm at Queen's Marque, downtown Halifax.
902-492-1119 · gordonstirrett.com

Worthy Financial
LOCAL PICK

Fee-only financial planning — no products sold, no commissions — for a clear second opinion.
902-707-4315 · worthyfinancial.ca

CLOSING WEEK, IN ORDER

1. Your lawyer needs government ID, your insurance binder and the balance of the down payment by certified funds or wire, usually 2–3 business days before closing.
2. Your lender confirms the funding conditions — reply to their requests the same day; one missing document can move a closing date.
3. Send the inspection report to the contractors in this booklet for quotes before you close — you'll know the real cost of the first year.
4. Home insurance must be in force on closing day; your lawyer will ask for proof. Then call me for the keys.

SECTION

Moving & getting the home ready

Movers, cleaners, stagers and the first calls after you get the keys

MOVERS & JUNK REMOVAL

Heritage Movers

DON'S GO-TO

Burnside-based crew for local and long-distance moves, packing and storage; BBB A+ accredited.

902-414-9447 · heritagemoversinc.ca

Able Movers

★ 5.0 (130)

Family-run Dartmouth mover since 2001; packing, storage and furniture assembly; BBB A+ accredited.

902-471-9733 · ablemovershfx.ca

JPD Movers & Packers

★ 5.0 (115)

Locally owned Dartmouth crew for residential moves and packing; BBB A+.

902-401-4397 · movershalifax.com

McMinniman's Moving & Storage

★ 5.0 (156)

United Van Lines agent — the pick for long-distance and cross-country moves.

902-468-6683 · moveme.ca

Atlantic Junk Removal

DON'S GO-TO

James

James answers the phone himself. Pre-sale cleanouts, estate clearouts, next-day service.

902-220-7798 · atlanticjunk.ca

★ 5.0 (73)

CLEANING — LISTING, MOVE-IN & MOVE-OUT

Homix Services

DON'S GO-TO

Laura

Laura and her team do the cleans on my listings — used to real estate deadlines.

902-529-1772 · homixservices.com

Platinum Residential Cleaning

★ 4.9 (122)

Move-in / move-out and pre-sale deep cleans for homeowners and landlords; 9+ years.

902-329-9666 · platinumcleanershrm.ca

Suds Home Cleaning

★ 5.0 (119)

Staff bonded and insured to $2M; "Deluxe Clean" deep service with inside-appliance add-ons.

902-333-7380 · sudsclean.ca

Tidy Hali Cleaners

★ 4.8 (136)

Flat-rate "Moving Clean" on a landlord-approved checklist, with photo confirmation.

782-234-6767 · tidyhalicleaners.com

HOME STAGING

Sullivan Interiors

DON'S GO-TO

Amanda Sullivan

Amanda stages my listings — she makes a home photograph beautifully and show even better.

902-237-5500 · sullivaninteriors.ca

HANDYMAN

Get Your Fix Handyman Solutions

★ 5.0 (65)

Registered and fully insured; small jobs, drywall, doors, decks, mounting — and a "home prep for sale" service.

902-200-9004 · getyourfixhandyman.ca

SECTION

Inside the home

Plumbing,electrical,heatingandthetradesthatkeep a house running

PLUMBERS

GoPro Plumbers
DON'S GO-TO

Matt Gore

Red Seal team out of Fall River; service calls, emergencies, drain cameras and renovations. BBB A+.

902-580-4400 · goproplumbers.ca

Gopher Plumbing & Hydronic Heating
★ 4.9 (66)

Water heaters, drain snaking and hydro-jetting, oil-to-electric boiler conversions; quick pre-sale fixes.

902-880-0756 · gphhalifax.com

Jeffries Plumbing
★ 4.8 (68)

Brothers Josh and Logan Jeffries; well and sump pumps, radon mitigation; BBB A+ accredited.

902-877-7761 · jeffriesplumbing.com

Joe's Plumbing, Heating & AC
★ 4.9

Family-owned since 1990 — plumbing, boilers, water heaters and heat pumps under one roof, open 24 hours.

902-333-3977 · joesplumbingheatingac.com

ELECTRICIANS

MacKayContracting & Electrical
DON'S GO-TO

Donnie MacKay

Donnie has handled the electrical on my clients' homes for years — panels, repairs and renovation wiring.

902-434-5282

1st Electric
★ 5.0 (261)

Fully licensed and insured; panel upgrades, EV chargers and Generac generators (Nova Scotia's Elite+ dealer).

902-830-1226 · 1stelectric.ca

Totally Electric
★ 250+ reviews

Residential service calls and electrical home inspections across HRM since 2012.

902-444-9956 · totally-electric.ca

HEATING & HEAT PUMPS

Halifax Plumbing & Heating
DON'S GO-TO

Boilers, hot water tanks and heating systems, plus plumbing; Burnside shop, open 24 hours.

902-880-5748 · halifaxplumbingandheating.ca

Ace Refrigeration & A/C
★ 5.0 (95)

Family-run Bedford shop with Red Seal techs; heat pumps plus oil, gas and propane furnace service.

902-292-7979 · acerefrigeration.ca

Dr. Heatpumps
★ 5.0 (111)

Hammonds Plains; ductless installs, oil-to-heat-pump retrofits and HRVs; BBB A+ accredited.

782-409-7799 · drheatpumps.ca

Gregor Heating & Cooling
★ 5.0 (147)

Cole Harbour heat-pump installer with a perfect score across 147 reviews.

902-789-8426 · gregorhc.ca

HEATING OIL DELIVERY

Dependable Fuels
★ 5.0 (141)

Locallyowned; freeautomatic delivery, no contracts, seniors' and e-transfer discounts; BBB A+ accredited.

902-835-3600 · dependablefuels.ca

Quick Save Fuels
★ 5.0 (291)

Lower Sackville;auto-fill, app ordering, no contracts, all of HRM; BBB A+.

902-410-0410 · quicksavefuels.com

APPLIANCE REPAIR

Bluenose Appliance Repair
★ 4.9 (150+)

Licensed,insured, factory-trained techs for all major appliances; 90-day warranty; open seven days a week.

902-915-4344 · bluenoseappliancerepair.ca

CARPET & UPHOLSTERY CLEANING

Anchor Carpet Care
★ 5.0 (260)

Carpets,area rugs,upholstery and mattresses; pet odour and stain removal; service en français.

902-702-3452 · anchorcarpetcare.com

DUCT, VENT & HEAT-PUMP CLEANING

Breath Assured
★ 5.0 (695)

Family-owned, Burnside; ducts, dryer vents, mini-split and HRV cleaning; fully insured and bonded.

902-417-2219 · breathassured.ca

Sweep Home Efficiency
★ 4.9 (161)

Licensed and insured; HRV, dryer vent and mini-split cleaning plus Aeroseal duct sealing.

902-292-9509 · sweepclean.ca

CHIMNEY & WETT INSPECTIONS

Bluenose Chimney Care
LOCAL PICK

WETT-certified,licensedandinsured; inspections, sweeps and chimney masonry repair.

902-817-0778 · bluenosechimneycare.ca

Black Magik Chimney Sweeps
LOCAL PICK

MarcelOuellette'sHalifaxcompanysince 1976; BBB A+ accredited.

902-477-9856 · blackmagik.ca

WINDOWS, DOORS & GLASS

Superior Glazing
DON'S GO-TO

Dartmouth,since1987; sealed-unit replacement, custom shower glass, railings, 24/7 emergency boarding.

902-466-3511 ext. 3 · superiorglazing.ca ★ 5.0 (37)

CONTRACTORS & RENOVATIONS

Bricklyn Contracting
DON'S GO-TO

Ethan

Kitchens, bathrooms, basements, decks and additions with a 2-year workmanship warranty; BBB accredited.

902-800-9637 · bricklyncontracting.com

WATER TREATMENT & WELLS

Neptune Water Systems
DON'S GO-TO

UV,filtrationandsofteningforwell water, since 2002; BBB A+.

902-832-5288 · neptunewatersys.com

PAINTERS

Sanford's Painting
★ 5.0 (140)

Coady Sanford's crew; interior and exterior with a 3-year workmanship warranty and daily cleanup.
902-880-3996 · sanfordspainting.com

CertaPro Painters of Nova Scotia
★ 4.8 (267)

Locally owned since 1994; licensed and insured, 2-year warranty, free colour consultations.
902-425-7554 · certapro.com/nova-scotia

Brush Hour Painting & Drywall
★ 4.9

In-house crews (no subs) for painting and drywall repair; 24-hour estimates; BBB A+.
902-800-1899 · brushhour.ca

PEST CONTROL

Pesky Buggers Pest Control
★ 5.0 (80)

Licensed owner-operator Jared McDonald; mice, ants, wasps and raccoons; home protection plans.
902-266-7374 · peskybuggers.ca

Scotia Pest Solutions
★ 5.0 (139)

Family-run, licensed and insured, BBB A+ accredited; rodent-proofing repairs and guaranteed work.
902-788-3166 · scotiapest.ca

Adams Pest Control
★ 4.9 (73)

Certified technicians; Home Protection Plan with four visits a year including emergencies.
902-220-4003 · adamspestcontrol.ca

LOCKSMITHS — REKEY AFTER CLOSING

Atlantic Locksmith
LOCAL PICK

Family-owned Dartmouth storefront, 35+ years; rekeying, deadbolts, keypad locks, 24/7 emergency.
902-434-5625 · atlanticlocksmith.ca

Beeler Security Service
LOCAL PICK

Family-operated Clayton Park shop since 1996; rekeying, high-security locks and safes.
902-422-1996 · beelersecurity.ca

FIVE QUESTIONS TO ASK ANY TRADE

1. Are you licensed and insured? Ask to see the certificate. In Nova Scotia, electricians, plumbers and gas fitters must be licensed.
2. Is the quote in writing, with the scope, materials and warranty spelled out? Get three quotes on anything over a few thousand dollars.
3. What is the deposit and payment schedule? Keep deposits small and never pay in full before the work is finished.
4. Who is doing the work — your own crew or subcontractors — and who supervises?
5. Who pulls the permit? Structural, electrical and plumbing changes in HRM need one, and the trade normally handles it.

SECTION

Outside the home

Roofs,yards,treesandeverythingtheNovaScotiaweather throws at a house

ROOFERS

Refined Roofing
★ 4.8 (200+)

Asphalt-shinglespecialist since 2013; CertainTeed Master Shingler, fully insured, BBB A+; metal and flat roofs.

902-510-1240 · refinedroofing.com

Catch All Contracting
★ 112+ reviews

RedSeal, GAF-certified installer with the GAF System Plus warranty; fully insured, COR certified, BBB A+.

902-329-0797 · catchallcontracting.com

P&P Roofing
★ 4.7 (68)

GAFMaster Elite contractor with transferable workmanship guarantees of up to 30 years.

902-444-1220 · pelzerandpicanoroofing.com

GARAGE DOORS

KBI Garage Door Service
★ 5.0 (205)

Dartmouth, since1991; repairs, openers and replacements; after-hours emergency on the same number.

902-468-3723 · kbidoors.ca

Atlantic Garage Doors
★ 4.8 (70)

Beechville,since1993;springs, cables and openers for all makes; LiftMaster dealer.

902-876-2227 · atlanticgarage.ca

LAWN CARE & LANDSCAPING

Ground Up Landscaping & Stone Work
DON'S GO-TO

Interlock patios, retaining walls, walkways, drainage and grading across HRM.

902-223-2123 · grounduplandscapinginc.ca

★ 5.0 (33)

Green Scholars Landscaping
★ 4.8 (252)

HRM-wide weeklymowing andmaintenance plans, plus residential snow removal; Consumer Choice Award.

902-499-5354 · green-scholars.com

APA Lawn Care
★ 4.9 (56)

Owner-operated Bedford crew; mowing, fertilizing, aeration, overseeding and cleanups.

902-817-6582 · apalawncare.com

Green Scene Outdoor Services
★ 4.9 (67)

Licensedand insured;lawn mowingin season and driveway snow clearing in winter — quick replies by text.

902-801-4233 · greensceneoutdoor.ca

SNOW REMOVAL

Crews Control Property Maintenance
★ 5.0 (116)

Dylan Crew's Dartmouth crew; driveway snow and ice management, plus drainage and retaining walls in summer.

902-809-4148 · crewscontrolpm.ca

Tyler's Lawn Care & Snow Removal
LOCAL PICK

True seasonal contracts (Nov 1 – Apr 30) with salt and ice control included; fully insured, since 2014.

902-220-7872 · tylerslawncare.ca

TREE SERVICE & ARBORISTS

Tree Works
★ 4.9 (297)

ISACertified Arborists since 1989; removals, pruning, hazard assessments and emergency storm work.

902-479-2121 · treeworks.info

All Green Tree Care
★ 4.9 (284)

Established2004; ISACertified, TRAQ-qualified arborists; 24/7 emergency removals.

902-444-7336 · allgreentreecare.com

White Wolf Tree Service
★ 5.0 (167)

Sectionalremovalsintight urban yards, pruning and cabling — a perfect score across 167 reviews.

902-414-6429 · whitewolftreeservice.com

WINDOW CLEANING & PRESSURE WASHING

WashCrafters
★ 5.0 (66)

Bedfordowner-operator; fully insured, BBB accredited; windows, house soft wash, decks, gutters and roof moss.

902-333-9929 · washcrafters.com

360 Mobile Wash
★ 4.9 (369)

Housewashing,window cleaning, decks and patios across HRM.

902-890-1752 · 360mobilewash.ca

Varchuk Property Services
★ 4.9 (633)

Exteriorwindow cleaningwithde-ionized water and carbon-fibre poles, seven days a week.

902-989-6950 · varchuk.ca

WHAT INSURERS ASK ABOUT A NOVA SCOTIA HOUSE

1. Roof: age and material. Many insurers want proof of a roof under roughly 20 years, so keep the invoice.
2. Oil tank: age, type and installation certificate — an old or uncertified tank is a common reason a policy is refused.
3. Wood stove or fireplace: a current WETT inspection.
4. Trees, grading and drainage near the foundation; a sump pump and backwater valve if the basement is finished.
5. Keep these answers on the ‘My home at a glance’ page — they drive your premium and whether you can get coverage at all.

SECTION

Setting up your new home

WHO TO CALL

Nova Scotia Power
Start,stop or move service through MyAccount — give 10 days' notice. Outages (24h): 1-877-428-6004.
1-800-428-6230 · nspower.ca

Halifax Water
Start service online at least 5 business days ahead. Same number, 24h, for water or sewer emergencies.
902-420-9287 · halifaxwater.ca

Eastward Energy — natural gas
Check the availability mapforyour street. Gas emergency, 24/7: 1-866-313-3030.
902-466-2003 · eastwardenergy.com

Bell
Internet, TV and home phone. Moves are set up by phone or chat (310-BELL).
1-866-310-2355 · bell.ca

Eastlink
Internet, TV and phone — call to transfer or start service.
1-888-345-1111 · eastlink.ca

Purple Cow Internet
Halifax-based local internet provider; sign-up starts with an address check. Call or text.
902-800-2660 · purplecowinternet.com

HRM 311
Garbage, recycling and green-cart schedules (HFX Recycles app), plus road and municipal requests.
311 · halifax.ca/311

PVSC assessment notices
Notices arrivein January; appeals are free but due within 31 days of mailing. Call me if yours looks high.
1-800-380-7775 · pvsc.ca

Canada Post forwarding
Order mail forwarding onlineor at any post office; it starts in 3–5 days. Set it up before closing day.
canadapost.ca

Service NS — licence & vehicle
Update the addressonyour driver's licence and registrations at any Access Nova Scotia centre.
1-800-898-7668 · novascotia.ca/sns/rmv

MSI health card
Change your address online (card must be more than 12 months from expiry) or contact MSI Resident Services.
resident.novascotiamsi.ca

Land Registry / Property Online
Deeds and ownership records. Your lawyer pulls these at closing — keep your copy with the closing documents.
902-424-5200 · Property Online

YOUR FIRST TWO WEEKS

- [ ] Rekey or replace the exterior locks and change the garage-door code (see Locksmiths).
- [ ] Find the main water shut-off, electrical panel and oil or gas shut-off — before you need them.
- [ ] Test smoke and carbon-monoxide detectors; replace batteries and any unit over 10 years old.
- [ ] Confirm your home insurance is in force from closing day, and keep the policy number with your closing documents.
- [ ] Set up the utilities and address changes on this page, including mail forwarding.
- [ ] Book a heating service or heat-pump cleaning and set up automatic oil delivery if the home is oil-heated.
- [ ] Register appliance and roof warranties, and photograph the serial numbers for your records.
- [ ] Look up your property on PVSC's My Property Report so January's assessment notice is no surprise.

SECTION

Seasonal home maintenance

SPRING *March – May*

- [ ] Clean gutters and downspouts; make sure water runs away from the foundation.
- [ ] Walk the roof line after winter — lifted shingles, flashing and chimney cap.
- [ ] Test the sump pump before the spring melt and heavy rains.
- [ ] Clean heat-pump filters and outdoor units; book annual service.
- [ ] Re-caulk windows and doors; check decks for loose boards and railings.
- [ ] Sweep the chimney after the heating season (WETT inspection every few years).

SUMMER *June – August*

- [ ] Stain or seal the deck and fences; wash siding and windows.
- [ ] Grade soil and mulch away from the foundation; check for ponding.
- [ ] Prune trees away from the roof and power lines; watch for wasps and carpenter ants.
- [ ] Clean HRV and dryer-vent filters; check the bathroom fans vent outside.
- [ ] Pump the septic tank every 2–3 years and keep the field clear.
- [ ] Service the AC or heat pump before the first heat wave.

FALL *September – November*

- [ ] Service the furnace or boiler and fill the oil tank; confirm the tank's age for your insurer.
- [ ] Clean gutters again after the leaves fall; extend downspouts.
- [ ] Shut off and drain exterior taps and irrigation; store hoses.
- [ ] Book snow removal early — seasonal contracts fill up before November 1.
- [ ] Clean the dryer vent; test smoke and CO detectors when the clocks change.
- [ ] Check weatherstripping and attic insulation before the first cold snap.

WINTER *December – February*

- [ ] Keep the heat-pump outdoor unit clear of snow and ice; never chip at the coil.
- [ ] Roof-rake heavy snow near the eaves to prevent ice dams; watch for icicles.
- [ ] Keep steps and walkways salted; stock sand or ice melt before the first storm.
- [ ] Keep the oil tank above a quarter full (automatic delivery makes this easy).
- [ ] Run indoor humidity at 30–40% to avoid window condensation and frost in the attic.
- [ ] Let taps drip and open cabinet doors on the coldest nights if pipes run along outside walls.

Every spring and fall I send my clients a reminder with this list. If you'd like the email version, let me know. — *Don*

KEEP WITH YOUR CLOSING DOCUMENTS

My home at a glance

Thedetailseverytradeasksfor—fillthisinonceandkeepthebooklet by the panel

CLOSING DATE

LAWYER & FILE NUMBER

HOME INSURANCE COMPANY & POLICY NO.

MORTGAGE LENDER & RENEWAL DATE

HEATING SYSTEM & LAST SERVICE

OIL / PROPANE SUPPLIER & TANK AGE

WATER: MUNICIPAL / WELL — FILTER SIZES

SEPTIC: LAST PUMPED

FURNACE FILTER SIZE

HEAT PUMP MODEL & FILTER CLEAN DATES

ROOF: AGE & SHINGLE BRAND

WINDOWS: YEAR REPLACED

PAINT COLOURS (ROOM / BRAND / CODE)

FLOORING & COUNTERTOP PRODUCT NAMES

ALARM / GARAGE CODES (KEEP PRIVATE)

SNOW REMOVAL & LAWN CARE CONTRACTS

NOTES

KEEP WITH YOUR CLOSING DOCUMENTS

Home service log

Whodidwhat,andwhen—therecordeverybuyerwishes the last owner had kept

DATE	TRADE / COMPANY	WORK DONE & WARRANTY	COST

When you sell, this page becomes part of your home's story — buyers pay for a house that has been looked after. — *Don*

SECTION

Preferred Royal LePage suppliers

National partners of Royal LePage® that extend exclusive offers to my clients — the discounts are on the next page

HOME INSPECTION · PREFERRED ROYAL LEPAGE SUPPLIER

A Buyer's Choice Home Inspections

Canada's largest home inspection company. Zdenko Juric (see page 3) does the pre-listing inspections on my listings; co-branded reports and a digital repair-request list.

902-830-9904 · abuyerschoice.com

MORTGAGES · PREFERRED ROYAL LEPAGE SUPPLIER

TD Mobile Mortgage Specialists

TD's mobile specialists come to you and work your hours — days, evenings and weekends — with competitive rates and flexible mortgage features.

Ask me for an introduction · td.com

JUNK REMOVAL · PREFERRED ROYAL LEPAGE SUPPLIER

1-800-GOT-JUNK?

Full-service junk removal that does the heavy lifting — pre-sale cleanouts, estate clearouts and moving-day leftovers, recycled or donated where possible.

1-800-468-5865 · 1800gotjunk.com

PAINTING · PREFERRED ROYAL LEPAGE SUPPLIER

WOW 1 DAY PAINTING

Interior and exterior painting finished in a single day — the fast way to freshen a home before listing photos or after you move in.

1-888-969-1329 · wow1day.com

WINDOW & EXTERIOR CLEANING · PREFERRED ROYAL LEPAGE SUPPLIER

Shack Shine

Window washing, power washing and gutter cleaning in one detailed visit, so the home sparkles for showings or move-in day.

1-888-808-7751 · shackshine.com

LONG-DISTANCE MOVING · PREFERRED ROYAL LEPAGE SUPPLIER

Allied Van Lines

Local, long-distance and international moving with 24-hour customer service — the national option when you're relocating in or out of Nova Scotia.

alliedvanlines.ca/find-an-agent

FURNITURE & APPLIANCES · PREFERRED ROYAL LEPAGE SUPPLIER

The Brick

Preferred pricing on furniture, mattresses, appliances and electronics, plus luxury appliance brands not sold in store, through a dedicated account manager.

Ask me to book your appointment · thebrick.com

HOME FURNISHINGS · PREFERRED ROYAL LEPAGE SUPPLIER

Wayfair Professional

Flooring, lighting, appliances, furniture and décor at member pricing, with consolidated delivery and a complimentary design service on larger projects.

Ask me to enrol you · wayfair.ca

MATTRESSES & SLEEP · PREFERRED ROYAL LEPAGE SUPPLIER

Sleep Country

Sleep Experts in store or online to match you with the right mattress and sleep essentials for your new bedroom.

sleepcountry.ca

HOME SECURITY · PREFERRED ROYAL LEPAGE SUPPLIER

TELUS SmartHome Security

24/7 professional monitoring with smart locks, lights, thermostat and HD cameras you can check from anywhere.

1-855-787-8277 · telus.com/SmartHome

BACKUP POWER · PREFERRED ROYAL LEPAGE SUPPLIER

CarGenerator

A portable inverter that turns your car into a quiet backup generator — keeps the furnace, fridge and sump pump running through a Nova Scotia outage.

cg.spectraproducts.ca

GIFTS · PREFERRED ROYAL LEPAGE SUPPLIER

Baskits

Hand-wrapped gift baskets delivered across Canada since 1985 — housewarmings, closing-day thank-yous and every occasion after.

baskits.com

PREFERRED ROYAL LEPAGE SUPPLIERS

Your client discounts & incentives

Because I'm with Royal LePage Atlantic, these partner offers pass straight through to you. Quote the code when you book.

SUPPLIER	WHAT YOU GET	HOW TO CLAIM IT
1-800-GOT-JUNK?	$50 off residential junk removal (excludes minimum loads and single-item pricing)	**Code ROYAL50 when booking · 1-800-468-5865**
WOW 1 DAY PAINTING	$250 off painting jobs over $1,000 before tax	**Code ROYAL250 when booking · 1-888-969-1329**
Shack Shine	$25 off window washing, power washing and gutter cleaning	**Code ROYAL25 when booking · 1-888-808-7751**
Sleep Country	$50 off $250+, $225 off $1,000+, $500 off $2,000+ (offer expires December 21, 2026)	**Code PREFRLP in store or at sleepcountry.ca**
Baskits	10% off gift baskets and gift boxes	**Code RLP10 at baskits.com**
CarGenerator	$100 off plus free shipping	**cg.spectraproducts.ca**
The Brick	Preferred pricing, luxury appliance brands not sold in store, and a dedicated Royal LePage account manager	**Ask me — I request your appointment with The Brick's account manager**
Wayfair Professional	Member pricing shown against retail, consolidated delivery and installation, free design service on large projects	**Ask me — enrolment is free and I set it up for you**
TELUS SmartHome Security	Up to $1,400 in home equipment included; monitored security can save up to 20% on home insurance	**1-855-787-8277 · telus.com/SmartHome**
TD Mobile Mortgage Specialists	Competitive rates and flexible mortgage features from a specialist who meets you evenings and weekends	**Ask me for an introduction**

THE FINE PRINT

These offers come from Royal LePage's national Preferred Supplier program (June 2026) and can change or end without notice — confirm the current offer when you book. 1-800-GOT-JUNK?, WOW 1 DAY PAINTING and Shack Shine serve most of HRM; enter your postal code in their online booking to confirm. A Buyer's Choice and Allied Van Lines are preferred suppliers for service rather than a published discount. Not sure what applies to you? Call me and I'll sort it out.

SECTION

A few favourite spots

The Barrington Steakhouse & Oyster Bar
Barrington Street, downtown Halifax.Mygo-to steak in the city — book it for the night you close.
902-407-5001

The Roastory Specialty Coffee
12 Ella Lane, Unit 106, Bedford. Join me here the first Saturday of every month for the Owning Halifax coffee meetup — everyone is welcome.
902-490-2222 · @theroastorycoffee

Here when you need me

What I doforthepeopleinthis booklet

SELLING
A pricing strategy built on the sales on your street, same-day listing launch, a weekly Monday update while you're on the market, and a five-week plan so you always know what happens next.

BUYING
A buyer consult before we look at a single house, a plain-language walk-through of every offer, and the inspectors and lawyers on these pages when you need them.

OWNING
Once a year I'll send you a mini equity report on your home — what it would sell for today and what that means for your plans. No obligation, ever.

Know someone thinking of a move?

The lobster referral program

Most of my business comes from peoplelike youpassing my name along. When someone you refer buys or sells with me, a Nova Scotia lobster dinner lands on your doorstep — my way of saying thank you. Just text me their name, or have them mention yours.

902-219-0703 · don@donranni.com

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Don Ranni, REALTOR®

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