

Chapter 1 : Decks, Gutters Make List of Essential Home Maintenance Tasks

At Essential Home Maintenance we strive for excellence in all areas of our work and have a commitment to service ensuring we provide a prompt and professional service delivering quality in all our work.

Perform the following nine home maintenance chores regularly to keep your house in shape: Keep bushes trimmed back away from your house and HVAC unit. Clean, scrape, and paint the outside of your house to prevent rot and increase curb appeal. Clean leaves and other debris from gutters and downspouts, make sure they drain properly, and check for leaks. Caulk around your tub to keep water from running behind the tub and causing mold or rot in your walls or floor. Apply sealer to the grout lines on tile floors to keep the grout from becoming stained or dirty. Drain your hot water heater annually to prevent sediment from building up in the tank, which can reduce energy efficiency. Keep your heating and cooling system running at peak performance by cleaning or replacing the air filter every months. Replace any damaged or worn weather stripping around windows and doors to reduce air infiltration and lower heating and cooling bills. Fill any gaps or holes on the outside of your home with caulk or expanding foam insulation to reduce utility bills and prevent rot. Read episode article to find out more. Video Transcript Danny Lipford: One very important part of maintaining your home has nothing to do with the structure at all, it has to do with how well you keep your shrubs and trees trimmed back away from the house. Buried back in here somewhere you can hear it, but you can hardly see it, is an air conditioning condensing unit. Now this needs a lot of space around it for it to work properly. If you have all the leaves and straw falling around it, it can cause it to rust a lot quicker and that can cost a lot of money. Look at this how this overgrown shrub is pushing right up against the eave of this house. Now fortunately it has vinyl covering it, but if it was just wood like we see all the time, it could really cause a lot of damage and that can get expensive having to remove the plywood or whatever materials used on the underside of it and the fascia board and replace all of it. And look at the other things that can happen here. Brick mold just falls apart because of all of the water that gets to it, and it just sits there causing this damage because this is blocking the sun from being able to dry it all out. But you know you need to keep everything trimmed back away from the house, at least 12 to 18 inches to allow that circulation and the penetration of the sunlight. But even if you do that the outside of your house still needs a good coat of paint. If your home has any exterior components that are made of wood, paint may be the only protection they get from the elements. Pressure washing first will remove the dirt and mildew plus some of the more badly deteriorated paint but after that the pros usually use a rotary sander to speed up this job. The scraper and the putty knife, neither is any fun. The primer will give the topcoat something to bite into so that it will stick better. A clogged gutter can mean sagging, which will allow water to get behind the gutter, damage the fascia, the soffit, worst case scenario you could suffer some foundation damage and that could mean thousands of dollars of repairs, so got to get up there and clean em out. First of all you want to start at an end closest to a downspout and then remove all of the debris. Now you can use a simple garden trowel like this, or a nifty little scoop that I made out of an old antifreeze jug. And by the way instead of throwing it away this makes excellent material for a compost pile. Once everything is cleaned out you want to take your garden hose, spray it down and make sure that you have got good flow going down in through the down spout. You may have a clog in there which means you have to get either a plumbing snake to get that loose, sometimes just the water running through it will loosen it up. So next time cleaning the gutters is on your chore list, just make sure you get up there and do it. Now what typically happens is the gutter spike that holds the gutter to the house will pull free from the house and then starts to sag under the weight of the water and the wet debris. So we want to replace this spike. Now this is just an aluminum spike with aluminum ferrule, which is a collar that goes inside the gutter. Now what will happen is this will eventually bend and the gutter will pull away. So we are going to replace it, not with another spike, but with this specialty hardware item, which is a gutter screw. So just drive it in with a drill driver. And making this simple, inexpensive repair now can save you a lot of money down the road. Now one thing a slacker will overlook many times is keeping the perimeter around a tub or a shower sealed properly. If not, water can leak behind it, cause a lot water damage to the framing around the tub, or even worse, it can

cause mold and mildew to grow a lot behind the walls. None of those scenarios are good. So in order to keep it properly caulked, the first thing you need to do is remove the existing caulk and get it as dry as you can a little hair dryer helps out a lot on drying that out. After you apply a small bead of caulk put your finger down in the mineral spirits and wipe it nice and smooth, but then you have to have the smell of mineral spirits and having that on your finger. Hey, now what about sealing and protecting your grout? Ceramic tile floors are great because they can take so much abuse. Because traditional sanding grout is very porous so it soaks in anything that contacts it. A mild bleach solution and a stiff scrub brush should do the trick to remove the dirt and hopefully any stains that are already there. This one has different sized wheels for different widths of grout joints. As you roll the bottle over the floor the wheel spreads the sealer on just the grout line so they process is neat and clean. If you waited too late and the floors already stained, you can stain and seal the grout at the same time with one of the new grout stain pens. One little maintenance chore that is really easy to overlook is the little bit of maintenance that is required to make your water heater last a lot longer and heat all that hot water that we use a lot more efficiently. All you have to do is drain the water heater every year or so. Now we featured this idea on our show a couple years ago and we were amazed at how many emails and letters we received and kind of made us realize that a lot homeowners are not aware of the little bit of work that it takes to drain your water heater. And that will settle down in the bottom of the tank, and it just makes it work a lot harder, which is the reason it costs you a lot more money to have all of that hot water. Now you may have one that looks like this or it may be one that looks like an outside faucet but you hook this up and then you turn this on to start the draining process. Then you have a pressure relief valve right here on top that you want to open up, that prevents any vacuum from preventing the water from running out. Whether you are a slacker or not, if you own a home eventually your weekend to do list will include caulking something and in many cases caulking will then be followed by painting. Now the problem with most latex caulk is that they require so much time to dry that your Saturday chores can quickly roll over into Sunday as well. It dries to the touch in just 15 minutes, and after 40 minutes it will form a tough enough outer skin that you can paint over it with either latex or oil based paint. Welcome back to our slackers guide to home maintenance. Now how many times have you heard how important it is to change the air filter on your heating and cooling system on a regular basis? Now this is a return air grill, behind it, probably a pretty dirty air filter, and this is generally located in the central part of your home, either on a wall like this or even on the ceiling sometimes. Well, what happens, all the air in your house passes through this grill and through the filter before it gets to the air handler. First of all just take the grill down like that, move the old filter and this one looks like it needs a little help, just discard that. And remember the air is flowing in this direction so make sure your directional arrow is going in that same direction. Put it right in the frame, like that, then you close this up. This is one way that air can escape a damaged or worn weather stripping around an exterior door. What I suggest is to take a section of the weather stripping with you when you head down to the home center to buy the replacement for it. And this is a type that is used on a lot of the newer type doors, say in the last 20 years or so. Comes in a little roll, real easy to use, works fairly well. All I have to do is put it in place here, then I can just cut off any of the excess we have here. These aviation shears just seem to work perfect for this. Now another area of the home that you really need to pay attention to is around your windows. You can see our trim has separated from our window and believe it or not this tiny little gap can cause a lot of the inside air to escape. That means the heater or the air conditioner is going to work overtime and a lot less efficiently. And we want to do that around all of the windows around the house. Now, you will have some gaps that are even larger than that, that may be around a dryer vent, possibly some plumbing pipes. You can actually paint it, even stain it to match the exterior and then you are ready to go. Why does it take my dryer so long to dry my clothes? Hi April, thanks for that question. But before you replace anything look at a couple very simple things. A build up of lint in the dryer or its vent pipe can not only reduce the efficiency of the dryer but it also can be a fire hazard. The consumer product safety commission found that, in one single year, over 15, fires were attributed to the build up of lint in dryers or exhaust vents. Now what happens is, this build up reduces the air flow causing the dryer to work a lot harder and heat up excessively which can lead to that fire. Now there are two things you can do to stop this buildup. First clean out your dryer vent pipe periodically. There are brushes designed specifically

for this job. Now second, clear the dryer lint screen every single time you use it. Now these two simple steps will help your dryer run more safely and more efficiently. Hey, I hope you enjoyed our little look at say, the slacker in all of us. Looking for a way to spruce up the house?

Chapter 2 : Essential Maintenance - Just What You Need

Watch Essential Home Maintenance from DIY. Keep your gutters in tiptop shape with this home maintenance primer.

Home repairs can often seem complex and intimidating, causing many to fear that their self-repairs will lead to even more damage. While some fix-ups require the help of a professional, there are also a number of things you can do on your own to keep your home in tip-top shape. Whether your fire alarms could use some TLC or your house needs pest-proofed, here are 5 essential home maintenance tips to stay on top of.

Fixing the Faucets Leaky pipes can drastically increase your water bill each month, but you can fix these with a few turns of a wrench and new washers. Start by turning off the main water supply, then unscrewing the source of the leak. If a worn washer was the cause, which it usually is, simply unscrew the faucet and replace it. The entire process takes about 5 minutes and can save you hundreds over the course of a few months. We got to be pros at doing this simple fix.

Burnt Out Lantern There are a number of things that can cause an outdoor lamppost or lantern to stop working. While changing the lightbulb is a simple fix, other issues take a little more work. There could be an issue with the wiring, a dusk till dawn sensor, or the grounding of the bulb may have rusted out. Last year, I discovered how awesome dusk till dawn sensors were and now I have them in all my outdoor lighting. They are perfect because the bulb will light up at night or when dusk sets in and go off at dawn when rooms and hallways begin to have natural light. Replacing a sensor is essentially the same as fixing a ceiling fan, connecting a set of three wires with wire caps. However, some cases may require that you purchase a new unit altogether from a store like Home Depot or a site like <https://www.homedepot.com>.

Toilet Troubles Bathroom plumbing issues can be a disaster, but you can easily make a few minor repairs to a toilet racking up your water bill or damaging your floors. The first step is to determine where the leak is. Add some red food coloring to the tank, then wait an hour to see if the water has turned pink. If it has, you have a leak. I love this hack! It works great too. We used it this year to discover where we had a leak and thankfully, it was an easy fix. Start by cutting the water supply via the valve that connects to the floor, then drain the water from the tank.

Drafty Windows Many people turn to replacements when their windows are drafty, but this is actually the easiest fix on the list. A draft means the caulking around the window has worn thin, so pick up some new caulk from your local hardware store to start. Next, use a box cutter to remove the old caulking. Then, run a new line of caulk over the cracks. Anyone can fix a drafty window.

Pest Prevention No one wants to have these issues! Every homeowner or apartment dweller has to face issues like this from time to time. Our community has a pest control service spray the outside of every home which has been a blessing.

Chapter 3 : Essential Home Maintenance, Los Angeles, CA

Home maintenance is important to keep your house in top condition and prevent bigger problems from occurring in the future. Perform the following nine home maintenance chores regularly to keep your house in shape: Shrubs: Keep bushes trimmed back away from your house and HVAC unit. Painting: Clean.

You move into your own home and all of a sudden you have to maintain everything. Some equipment you may have never have seen before and have no idea how it works. Therefore I have created this list of 10 essential home maintenance jobs to help point you in the right direction. Blocked Toilets Lets start with a nasty one that no one wants to deal with. The correct type of plunger for unblocking a toilet is the black plunger in the image. The red plunger is for a sink. With the correct plunger clear the blockage, once cleared flush the toilet a few times. This makes sure the blockage has completely cleared and not just moved a few inches further down the pipe. If you toilet seems to block regularly your next step is to use a chemical drain cleaner. Therefore doing some basic maintenance is essential to keep your very expensive system working correctly and efficiently. You should change the filter about every 2 months. However you may need a different schedule depending on climate and if you have pets. When you change the filter check it for dust. If it has a fairly thick layer of dust you waited too long. Dusty filters cause the AC to work harder, increasing your utility bill and shortening the life of your AC unit. You should also flush out your AC drain regularly too. If not it will get blocked close the overflow sensor and your AC will shut off first thing to check if your AC turns off. You can then add some diluted bleach to clear out any algae that may have formed in the pipe. Hot water heater The first thing I recommend for the hot water heater is to turn the temperature down to degrees. Which should be hot enough for a nice shower. You are just wasting energy and money if you have the water set too hot on the water heater. Over time sediment from the water will start to build up in the bottom of the boiler. This sediment reduces the efficiency of the water heater and shortens it life. However you can flush out the sediment by attaching a hose to the drain tap and opening the valve. Make sure you turn off the hot water and power prior performing this home maintenance task. Faucets and drains Fixing leaks in faucets and drains is a very important home maintenance task. Faucets that leak are extremely annoying, ruin the sink or bath with water marks and have a surprising affect on your water bill. Sometimes you can just tighten the faucet components or replace the rubber washers. However usually replacing the faucet is the best solution. You cannot ignore leaking drains! Water dripping under the sink will completely destroy the cabinet or vanity very quickly. The water can also soak into the wall destroying the drywall. Not to mention the mold, which can cause thousands of dollars in damages and significantly affect your health. If you notice any leaks try to tighten the screw connectors to see if the leak stops. If a leak continues, place a container to collect any water and call a plumber to rectify the issue as soon as possible. Clean gutters It is important to make sure your gutters are clean and efficiently moving rainwater away from your house. Trees provide lots of shade which helps reduce your AC bills, however falling foliage quickly block your gutters. Thus the rain water stays in the gutter which can have lots of negative effects. Just the weight of the water can damage gutters or even the roof. However cleaning the gutters is a fairly easy task if you have a ladder. Just climb onto the roof and use a trowel to clean out all the dirt. You can also buy hose adaptors and specific tools to clean the gutters without the need for a ladder. Downspouts also need to be in good working order. They should take the water from the roof to away from the base of the house. If water falls directly to the floor from the roof, it can wash away the dirt and start to pool. It can then soak into the wall potentially causing significant damage. Gutter replacement parts are available fairly cheaply at the big box stores and quite easy to install. Caulking There are many types of caulking. However acrylic based caulks are better for trim and other areas that will be painted. It is important to make sure all wet areas are caulked correctly. By the same token you should also seal trim work correctly. This makes the trim look much nicer it also helps prevent bugs form getting in. Additionally and cracks in the walls can allow cool air to escape. This makes the air conditioning work harder increasing you electric bill. Smoke alarms batteries It is recommended that you replace the smoke and carbon monoxide alarm batteries every 6 months. You should test your smoke alarm batteries monthly. Testing is easy, just

press the button on the alarm and make sure it makes a really loud noise. However modern smoke and carbon monoxide alarms such as the NEST keep you updated through a phone app. Additional protection from electric shock is provided by these outlets. As such it is important that they work correctly. You can test the outlet by pressing the test button. Over time approximately 10 years the outlets can become faulty. Outlets over 10 years old you should be tested with a GFCI tester. Oiling Locks and hinges Any metal on metal movement requires lubrication. All the hinges in your home need to be lubricated periodically. Light oils are great for fixing squeaky hinges. Lubricate more complex mechanisms such as drawer slides with grease. Changing lightbulbs Changing lightbulbs is one of the easiest home maintenance tasks on the list. It is also probably the most common repair. Nearly all traditional light bulbs are screw fit. Before removing the bulb make sure the light switch is off and the bulb is cool. Remove the old light bulb by screwing counter clockwise. Ensure the new light bulb is lined up correctly prior to screwing it in clockwise. There is no need to over tighten as you may break the bulb. Then turn on the light switch to make sure it works. Thanks for reading these home maintenance tips Hopefully these 10 essential home maintenance jobs have provided some useful information to you. If you have any questions please let me know in the comments and let me know about other common home maintenance jobs that you encountered regularly. Sarasota residents can contact me if they need any assistance maintaining their home

Chapter 4 : Bathroom and Kitchen Renovation Hubspot - Essential home Maintenance and Plumbing repair

5 Easy And Essential Home Maintenance Tips - Save Money and DIY! I'm always on the hunt for easy home maintenance tips. There's nothing better than DIYing what could otherwise turn into expensive and unnecessary costs.

The Essential And Correct home Maintenance Everyone Should Uphold We live a world where nothing lasts forever even the best-quality object is subject to normal wear and tear. The same outcome applies to your home. Be it a resell or a newly constructed home, wearing out is inevitable. You can take several measures to mitigate how soon and rapidly such an outcome takes effect; which calls for making sure you and your family are responsible enough to maintain the home. You can achieve this by following specific property maintenance guidelines. You can opt to do the maintenance of hire professional help , the second option being a vital consideration since you will have skilled and experienced technicians handling the care of your home. Some of the essential property maintenance practices are: Inspecting Plumbing Systems A plumbing system that is working correctly will not have water distribution and drainage problems. Hence, proper maintenance of the plumbing systems should be an integral part of your property maintenance efforts. For this you may have to: If this all seems a bit to much I recommend getting in touch with JDA Plumbing services they are a local expert Plumbing company we have used many times before Examining Electrical Installation And Wiring The wiring should be checked periodically for any torn or exposed wires or melted segments, all of which should be replaced or cover. Inspect the sockets for any oxidation and check for faulty switches replacing those that are beyond repair. Any electrical installation with irreparably damaged parts should be replaced. Turn off the main power source before you start doing this maintenance tasks and ensure you do them during the light of day. For your AC, the air filters, condenser, temperature regulator and other components should be inspected for damage and cleaned and the necessary replacements, such as that of a Freon that has run out, done. If you have a furnace, check the filters and thermostat for dirt and have them cleaned. Also, have the combustion and ventilation systems inspected and cleaned by a professional. Scrutinizing The Roofing One of the external facets of your property prone to damage is the roof; hence it should be routinely inspected and maintained to avoid preventable damage. The roof is subject to all manner of weather conditions and other things that may cause it to chip, crack, and even have algae and mold growing. Twigs, leaves, and dirt may also accumulate on the roof which may cause certain roof types of rot or rust; and they also lead to drainage problems start from the gutters. The maintenance can help identify the various issues that need to be addressed to ensure a long life for the roof. Security is one of the issues often overlooked when doing property maintenance. Bolts and locks are installed to ensure your property, and all in it are safe. If these security features are defective, then your home is rendered vulnerable to burglary. Check the locks, door, and windows periodically to ensure they are robustly functional and offering adequate security.

Chapter 5 : 9 Essential Home Maintenance Projects | Today's Homeowner

Essential Home Maintenance is a complete home repair, maintenance and management company. We are the single-source supplier for all your interior and exterior home needs. Our monthly subscription based program includes a custom preventative maintenance schedule tailored to your lifestyle and budget.

Chapter 6 : Essential Home Maintenance “ Albany Creek QLD “ 12 Reviews

Essential Home Maintenance, Albany Creek, QLD. likes. Essential Home Maintenance is a family owned business. We are committed to undertaking quality.

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Acknowledgments. Home maintenance information originally written by Marilyn Bode, Extension Housing Specialist, Kansas State University, Manhattan, KS.

Chapter 8 : 10 Essential home maintenance jobs which can save you money! Â» The Handy Brit

*Essential Home Maintenance: Tasks, Tools and Techniques [John McGowan] on calendrierdelascience.com *FREE* shipping on qualifying offers. Expert easy to follow instructions for of the most common jobs inside and outside the house.*

Chapter 9 : 5 Easy And Essential Home Maintenance Tips - Save Money and DIY!

A home maintenance checklist that's incredibly handy and will keep your house in tip-top shape. Organized annually, biannually, quarterly, and seasonally.