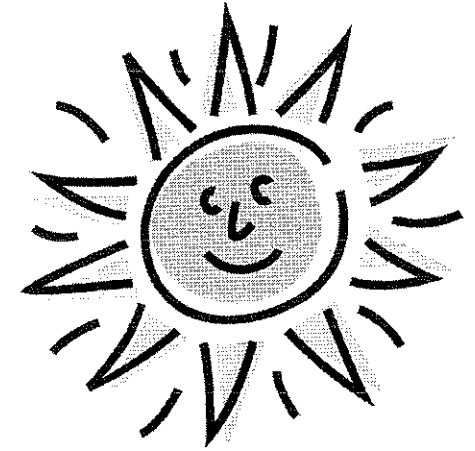


Home Maintenance: Protecting Your Investment

Preparing for Hot Weather



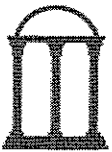
THE UNIVERSITY OF GEORGIA
COOPERATIVE EXTENSION
Colleges of Agricultural and Environmental Sciences & Family and Consumer Sciences



**As the temperatures outside increase,
what do you need to do to get ready for
the long hot days of summer?**

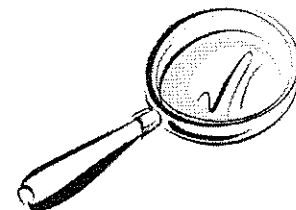
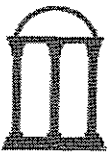


You need to inspect your home
Inside and Outside!



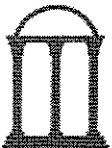
Why worry about the outside appearance of your home?

- ❖ You want to be a good neighbor
 - Keeping your house in good condition improves the neighborhood
- ❖ You want to protect your investment
 - Your house is one of your largest investments
- ❖ You want to save money
 - Taking care of your house now saves money later



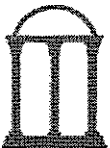
Start with the Exterior

- ❖ Stand on the curb in front of your home and assess the “curb appeal” of your house
 - Is the paint on your house fading or peeling?
 - Are shingles missing on the roof?
 - Is the porch falling off?
 - Is your driveway full of oil stains?
 - Do your trees need trimmed?
- ❖ Walk around the exterior and determine what you need to repair or replace.



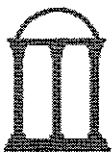
Maintaining the Exterior

- ❖ If you have a brick house, check for loose bricks
 - Repair or replace loose bricks and mortar
- ❖ If you have siding, secure any loose pieces
- ❖ Is your house dirty or has patches of mold or mildew?
 - WASH It!
 - Cover your plants and grass before you start and test a small area of your house to make sure the bleach will not cause fading.
 - Use a 3:1 mixture of water and bleach.
 - Apply with a brush or garden sprayer.
 - Allow the mixture to remain on the surface for 20 minutes and then rinse thoroughly



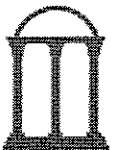
Painting the Exterior

- ❖ Why paint?
 - Paint improves the appearance of your home and protects the wood from the elements and insect damage
 - Re-paint when paint is cracking, peeling or fading
- ❖ Paint experts at USDA Forest Products Laboratory found that latex paints are the best choice for wood siding
 - Latex paint is more porous than oil-based paint, allowing moisture to escape
 - Oil-based paints become brittle, may yellow as they age and are more prone to mildew



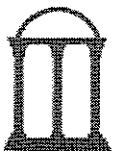
Maintaining the Roof

- ❖ Roofing material
 - Most roofs are covered with asphalt shingles that have an average life expectancy of 15 to 20 years
- ❖ Replace and repair
 - Replace loose shingles to prevent leaks and future water damage
 - Check flashing around the chimney and vents to make sure there are no gaps where water could enter
- ❖ Remove moss
 - Use a 1:1 mixture of bleach and water. Let stand 30 minutes then rinse, taking care to protect the plants below.
 - Slow the growth by increasing airflow and sunlight.



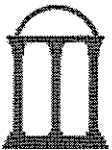
Exterior Maintenance

- ❖ Remove debris from the gutters
- ❖ Make sure the downspouts carry the water away from the foundation of your house
- ❖ Inspect the foundation for cracks and if found, investigate to determine the cause of the crack



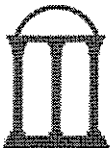
Crawl Space

- ❖ Crawl under your house or go into your basement and check for any evidence of water, mildew or mold
 - If you find mold, track down the source of moisture and remove it.
- ❖ Check the insulation and add more if needed
- ❖ Don't make a habit of making repairs and then leaving the debris under your house



Maintaining your Yard

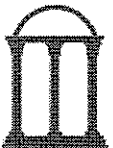
- ❖ Inspect the trees near your house
 - Remove dead branches and those that overhang your roof
- ❖ Shrubs and flower beds
 - Trim spring blooming shrubs after they finish blooming
 - Weed flower beds
- ❖ Fertilize the grass
- ❖ Repair leaky faucets
- ❖ Fence
 - Check for evidence of termite damage
 - Repair loose or missing boards and sections of the fence



Clean your Deck

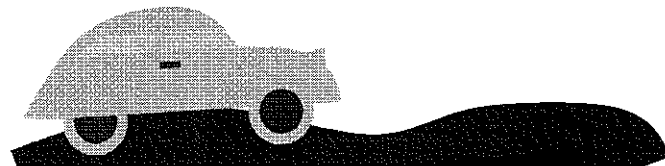
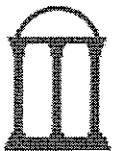
- ❖ If you have a deck made of wood, this is a good time to wash it and apply stain or paint if needed
- ❖ Power wash
 - Effective at removing surface dirt, mildew, paint & stain
 - Use caution, it can take the finish off along with the dirt
- ❖ Chemical wash
 - Chlorine bleach kills mildew, but can lighten the wood
 - Sodium percarbonate products use oxygen bleach to remove mildew and don't damage the wood
 - Oxalic acid is good for cedar and redwood, but it will need to be used with a cleaner that kills mildew

****Use caution when using chemical washes.****



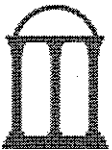
Garage & Driveway

- ❖ Clean and organize your garage
- ❖ Remove oil stains
 - Step 1: Apply hydrated lime and leave for one day. Sweep it up. Repeat as needed to absorb excess oil.
 - Step 2: Remove remaining stain by applying a poultice of 1 part trisodium phosphate to 6 parts each of water and lime. Let dry and scrub off with clean water.
 - Tough stains: use paint stripper or tar removal products with xylene or methylene chloride



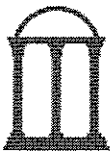
Windows

- ❖ Inspect trim (inside and outside) for insect damage
- ❖ Replace broken windows
- ❖ Remove storm windows and replace with window screens



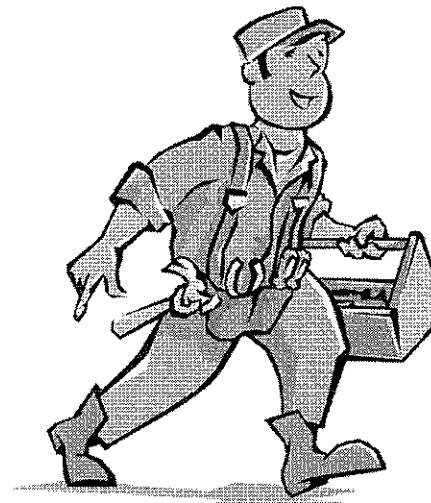
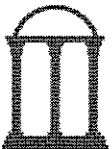
Pest Patrol

- ❖ Inspect interior and exterior walls and the crawl space or basement for pests.
- ❖ Termites
- ❖ Cockroaches and other crawling things
- ❖ Rodents



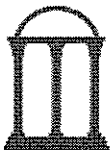
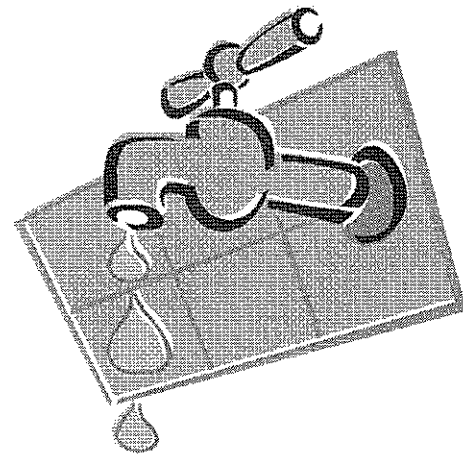
Air Conditioner Maintenance

- ❖ Have a professional service your air conditioner before you start using it this summer
- ❖ Replace the air filter
 - Change it again in 3 months



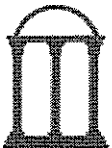
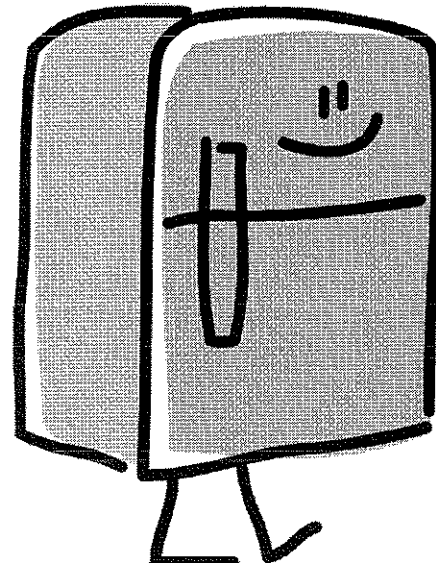
Water & Electrical

- ❖ Repair leaky faucets
- ❖ Test your water supply
 - Contact your local county extension office for more information
- ❖ Check circuit breaker or fuse box
 - Label switches



Appliances

- ❖ Refrigerator and freezer
 - Vacuum coils
 - Inspect door seals/gaskets
 - Dollar bill test
 - Flashlight test



Home Safety

- ❖ Develop an evacuation plan
- ❖ According to the U.S. Fire Administration, residential fires represented about 83% of all fire deaths in 2005
- ❖ **PROTECT YOURSELF and YOUR FAMILY!**
 - Install Smoke and Carbon Monoxide Detectors
 - Change batteries
 - Make sure you have smoke detectors outside bedroom and near kitchen
 - Recharge the Fire Extinguisher
 - Buy an emergency ladder if you have a two-story house

