



## In This Issue...

 Spring Maintenance

 Calendar

 Spring Special

## Calendar

**April 20th, 11-12 am** Portland Community Land Trust Homebuyer Class for first-time home buyers. PCLT, 3109B NE Broadway. Call 503-493-0293 for details.

**April 25th, 6:30 pm** American Society of Home Inspectors (AHSI) Meeting at Buster's BBQ in Tigard.

## Spring Special

During the month of April, schedule any "pre-list" home inspection and receive a \$25 discount.

A pre-list inspection is a seller's inspection usually performed before the house is placed on the market. See the *Inspection Update* from March 2006 for more information about pre-list inspections. It is available on the web at [www.carsonconstruction.com/iu/march2006.pdf](http://www.carsonconstruction.com/iu/march2006.pdf)

*Inspection Update* is the work of Jay Hensleigh at Carson Inspection Service. This page may be reproduced and distributed freely.

## Spring into action: Seasonal home maintenance

It's that time of year when we emerge from winter to find our homes battered, bruised, and a little neglected. Regular home maintenance is the best defense against costly repairs, and spring is a great time to take stock and get your house into shape and ready for summer fun.

My father used to say "There's nothing to it - but to do it." When a home is neglected even for a few months, simple tasks can amass into a daunting amount of work, leading us to procrastinate further. The key is to break this cycle of deferred maintenance, and tackle one project at a time. The following list will help get you started.

- **Control the water.** Clean out and secure gutters and downspouts. Check that splash blocks or rain drains are in place and directing water away from the structure. Identify and eliminate any source of water that has caused erosion near the foundation, and re-grade so the ground slopes away from the foundation.
- **A roof over your head.** Check for damaged roofing and flashing materials. Pay special attention to any roof penetrations (chimneys, plumbing vents, skylights) and areas where vegetation may have damaged the roof. Remove any debris and moss on the roof.
- **Let your house breathe.** Open all foundation vents to allow moisture to escape from the crawl space. Check attics for evidence of leaks or condensation, and ensure the attic vents are not obstructed. Make sure your dryer vent is clean and functioning properly.
- **Let the sun shine in.** Inspect and clean all windows and repair window screens as needed. Clean the tracks and drain holes on sliding windows and patio doors. Replace damaged weather stripping around doors. Repair any damaged glazing on older windows.

- **Keep the bugs out.** Trim trees and shrubs at least 4 inches away from the house walls, roof and air conditioning system. Remove accumulated debris or wood-piles stacked near the house.

- **Beat the heat.** Clean or replace furnace filters and electronic air cleaners. Ensure that the air conditioning compressor is clean and level, and have the unit serviced by a qualified HVAC contractor.

- **Prepare for outdoor living.** Turn the water on to all hose bibs and irrigation systems. Power wash decks and outdoor stairs that are slippery and clean the gaps between deck boards. Make sure your outdoor plugs are ground fault circuit interrupter (GFCI) protected and test existing GFCI outlets.

- **Spring ahead to safety.** Daylight savings time is a good reminder to change the batteries in your carbon monoxide and smoke detectors.

- **Your summer project list.** The summer is the perfect time to schedule large projects such as dry rot repair, exterior paint, or a new roof. It's wise to start planning for these repairs now because the summer will be over before you can ask "Know any good contractors?"

Most of the items above are fairly easy for homeowners to complete, however "home maintenance" does not necessarily mean "do-it-yourself." There are plenty of licensed contractors that specialize in home maintenance waiting to hear from you. A good contractor may also find other needed repairs and can help you prioritize your home's maintenance needs.

Whether you choose to do the work yourself, or hire a contractor, this list will get you back on track to maintaining your home. Your home will be healthier, happier, and will look better, and you'll have a few less nagging projects for the summer.