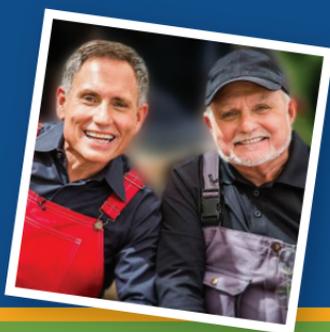


On the House

With the Carey Brothers
Tips of the Month



HOME MAINTENANCE FOR DUMMIES – WE WROTE THE BOOK!

Home maintenance is something most people are capable of doing. Knowing what to do and when to do it can be a lifesaver. A little cleaning, painting and lubrication can go a long way in preventing small nuisances from becoming full-blown, budget-busting repairs. And something as simple as cleaning, testing and changing batteries in smoke and carbon monoxide detectors can prevent potential injury and loss of life.

One of the best methods for tackling home maintenance is dividing up tasks seasonally and then by month within each season. For example, fourth quarter maintenance checklist should include a home heating system inspection and performing tasks that will keep it running efficiently and safely. Maintenance might include burner cleaning and adjustment, filter cleaning or replacement, blower compartment cleaning, belt adjustment and heat exchanger inspection. This can be applied to other systems in your home such as your water heater, air conditioner, appliances and swimming pool.

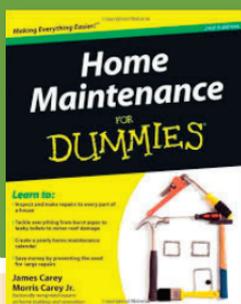
Some maintenance tasks can pay multiple dividends. For example, water heater maintenance can improve efficiency, lower energy costs, deliver more hot water and eliminate foul odors. A little sediment removal using a citric acid-based water heater cleaner can go a long way.

Prevent expensive repairs from roof leaks by inspecting your roof BEFORE the rainy season. Don't wait for the first downpour to determine if your roof leaks! Make regular visual inspections from the ground using binoculars to identify curling, loose or missing shingles. Inspect flashings for rust, damage or debris that might obstruct proper watershed. Water test the roof using a garden hose, working from the eave to the ridge. You'll need a helper in the attic with a flashlight following your path to check for leaks.

Clean gutters can prevent roof leaks and deterioration that will cause gutter leaks. Downspouts should be flushed and drainage pipes that carry rainwater away from the foundation should be clear and flow freely.

Anything involving safety and emergency preparedness should be at the top of any home maintenance checklist. Popping breakers, burned fuses or a GFCI outlet that won't reset are items that should be checked out and repaired as necessary. It may be something as simple as plugging power hungry appliances into different circuits so as not to overload a single circuit. Home maintenance keeps you and your family safe and your home in tip-top shape.

About a decade ago we wrote a best-selling book, *Home Maintenance For Dummies*. The Second Edition, published a few years ago, contains the home maintenance tips and tricks we've gathered and tested over the last 30 years including a home maintenance checklist and calendar. Available at most bookstores, online at onthehouse.com or your favorite online bookseller.



Ask the Carey Brothers a home improvement or remodeling question on their live radio broadcast every Saturday from 9:00 a.m. to 1:00 p.m. Eastern Time. Call toll-free at 1-800-737-2474 to ask your question.

Visit their website at OnTheHouse.com for recaps of the show & other helpful info.

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