

# ROCKBURN HOME INSPECTION



## Storms! Storms! Storms! Is your House Ready?

Fall is here once again and winter is just around the corner. Is your house ready for the season changes? Remember that preparing the exterior of your house for fall and the upcoming winter is just as important as other systems inside your home. Systems like your furnace, shutting off the outside water and other seasonal maintenance items.

The weather patterns over the last several

years seem to be changing to the extremes. The winds are coming in stronger and more intense, and when the rain and snow finally arrives, it happens in severe sudden storms.

Inspecting the exterior of your home and correcting any thing that may not last the fall or winter is important. Ensure your eavestrough and downspout systems are clean, secure and properly extended so water drainage and removal from the roof will not backup or affect the foundation. Repair or replace any damaged or loose shingles so ice and snow won't cause leaks. Make sure that the chimney caps are well secured so the wind doesn't put them in your neighbors yard. Make sure that any penetrations are sealed or caulked if necessary so driving rain doesn't find it's way into your home. If you have decorative items such as shutters, it's a good idea to make sure they are secure so they don't come loose during stormy weather. If you have an older window system, then the screens may have to come off and the storm windows will have to go up. Removing the window shakers (window A/C units) is a good idea to avoid the wind, rain and snow getting in. It's always a good time to replace those questionable exterior lights and install new energy efficient bulbs. Cleaning the lens will get the most effectiveness from you're your exterior lights.

*"I would be pleased to provide you or your family members, with my expertise in a home inspection for an upcoming purchase or sale of your home." Please feel free to contact me or visit my website at [www.rockburnhomeinspection.com](http://www.rockburnhomeinspection.com)*

### SPOT THE DEFECT!

Can you spot the defect? Why will it cause problems? Is this item or a similar problem affecting your house?



### QUICK TIPS! RENOVATING FOR SUCCESS

**A reprint- But sound advise. "Now that the cold weather is on the way it's time to bring the renovation work indoors. Starting a renovation job can turn into a nightmare if not planned properly."**

- 1 Research you project properly. Think the project through from start to finish. Money spent on a proper design will reduce the chance of missing expensive "extras" with your contractor.**
- 2 Be sure to check up on your contractor (s). If a contractor will not provide a reference, there has to be a good reason.**
- 3 If you're a DIYer, be sure you have the proper tools and safety gear. Most home centre's will sell or rent what you need.**
- 4 Be sure of your skills! Starting a job you can't handle will cost more if you need to have someone finish it for you. Be sure you let the professionals do the skilled work on your project. Electricians and plumbers (for example) can prove to be more than worth their value when it comes to doing work safely and within the codes.**
- 5 Most importantly! Never pay your contractor in full until you are 100% satisfied. You loose your power once the contractor has no reason to come back.**

Then, there's nothing to do but sit in front of a warm fire, with a hot beverage and wait out the winter, , , , just a few more months, , , ,

### BORED? Need something to do to keep you busy this winter? Here are a few maintenance tips and energy savers to keep you busy till you can get back to that fence or deck.

- ⇒ **Seal the Duct Work-** Applying a foil based duct tape along all the seems and joints can prevent air leakage in the basement and furnace room. It will help distribute the heat (and cool air in the summer) to the rooms where you want it.
- ⇒ **Insulate the Water Lines-** The uncovered copper lines throughout the basement ceiling carry hot water and lose a tremendous amount of heat while sitting there unused. Once the water is turned on the now cooled down water must run through the entire length of pipe before you feel hot water again. Pipe insulation can slow down this heat loss from the pipes, saving you hot water and eventually money. Wrapping the cold lines will prevent condensation during the summer months.
- ⇒ **Check for Drafts-** Checking the windows and doors for drafts or cool spots. A digital thermometer can detect air leakage around windows and doors. Determining the cause or subsequent repair could mean removing door trim or base. Injecting expanding foam or caulking may be the resolve for this, but each case will be a little different

### Answer: Spot the Defect

This picture shows a dryer vent, under a deck on the exterior of a home. As you can see the lint collection has blocked the vent completely limiting the exhaust flow. This will cause the dryer to run inefficiently as well as posing a possible fire hazard if it builds up enough. Not to mention mice love to nest in these areas, warm air and nesting materials. Remember to check and clean the grill and flap on a regular

For information on having a maintenance inspection done in your home call Jeff or visit his website at [www.rockburnhomeinspection.com](http://www.rockburnhomeinspection.com).