

General Household Maintenance ...by Inspector Weeks 613.290.3697

It's time to touch on General home maintenance. Although it is sometimes hard to get motivated to tackle projects around the house with the relatively nice weather we have been enjoying, fall projects must be scheduled soon. Most contractors are booking **now** for the fall. Now is the time to deal with those outside projects; things like caulking, weather stripping, exterior painting and roofing, that you don't want to be dealing with in the middle of the winter.

The two key areas are the roof and the basement. Having discussed drainage and basement issues last month hopefully you followed my advice and averted any problems with last Friday's huge rains. Now is the time to take a good look at the roof over your head. You count on that roof to keep you warm and dry. A good examination of the shingles will help you determine if it's time to re-shingle. Are they starting to curl up at the edges ? Are there shingles missing that have fallen off due to age? Is there moss growing on the shingles? Are the metal flashings at the edge of an adjoining wall or around the chimney starting to pull away? These are all items that need to be addressed.

To re-shingle in the middle of a hot summer is not the best time. Walking on a hot roof will do more damage to asphalt shingles by forcing the granules into the tar portion of the tile damaging the longevity of the shingle. At this point you need to arrange for any of the necessary repairs to be done in September or October at the latest. This way it will give the self-sealing tiles a chance to heat up in the fall sun and seal themselves before winter. Remember to use " Ice and Watersheild " on the low slope parts, or other vulnerable areas like valley's, skylights and most importantly the first 6 feet of the edge of the roof. Whether you are planning to do the repairs yourself or hiring a contractor, to do the job right requires planning. Home maintenance is ongoing. Be sure to take a good look at your house and prioritize the jobs needing attention. Make a plan and stick to it. Without proper maintenance your dream home will quickly deteriorate!!!!

I welcome your questions please forward them to, Inspector Weeks ,c/o Peter Weeks Home Inspections PWHI@sympatico.ca **now changed to** pwhi.rhi@gmail.com or by phone at 613.290.3697.

Peter Weeks has been a Chelsea resident for 18 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about three years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB and BNI. **He is a Qualified and Fully Insured Inspector.** You may Visit his Website at www.PWHOMEINSPECTIONS.COM.