



The Affordable Advantage: In This Issue:

Spring/Summer Maintenance Tips

Next Issue: Pool Safety Tips

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<http://www.affordablehomeinspections.ca> | Al Wright | al@affordablehomeinspections.ca

Affordable Home Inspections



Al Wright
Hamilton, Ontario
905-730-9300

Not your average Home Inspector:

- Home Inspections since 1997
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- Technical teacher/mentor to new home inspectors
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- Now 2 offices to serve you better

Hamilton Office - Al Wright (905) 730-9300

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Spring/Summer Maintenance Tips

Checklists for the Seasons

These are checklists that you can use and incorporate into your routine home

maintenance plan for your house.

ANNUALLY:

Hire a home inspector to perform a home maintenance inspection at part of your routine home maintenance plan.

SPRING:

- Check for damage to your roof
- Clean gutter and downspouts of debris



Southern Ontario's Home Inspector Choice - Home Inspections

in: Hamilton, Ancaster, Binbrook, Brantford, Burlington, Caledonia, Cayuga, Dundas, Dunnville, Flamborough, Stoney Creek, Waterdown, Winona and all the surrounding area of each city

Real Estate Marketing Tools

FREE DOWNLOADABLE FILES

These files are absolutely free to download, print and distribute to all your friends, family and clients.

These and more can be found by visiting:
<http://www.affordablehomeinspections.ca>

- 3 Critical Mistakes
- Know Your Inspector
- 10 Tips to Speed up Your Home Inspection
- 223 Page – Home Closing Checklist
- Cost Estimates - Home repairs
- Home Care Guide
- Home Closing Costs
- Sell Your Home for More
- 450 Ideas to Sell Your Home

- Check condition of caulking and remove and reapply as necessary
- Check all the fascia and trim for deterioration
- If icicles were noted hanging from your eaves, then check soffit venting to make sure they are not clogged - Remove insulation from soffit area and install baffles to provide good air flow
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer
- Check/Replace air filters on your furnace monthly
- Check exterior wood surfaces and prep, prime and paint/stain as necessary
- Check foundation for cracks - Seal to prevent moisture penetration
- Wash windows and screens -Repair/Replace if necessary
- Clean weeping holes to provide path water to escape from building envelope
- Clean and lubricate window and door tracks to provide ease of movement
- Check garage safety features, tighten bolts, lubricate springs with motor oil
- Check your water heater - Drain sediment from the bottom as per manufacturers instructions
- Replace all extension cords that have become brittle, worn

USEFUL LINKS

- [Ask the Builder](#)
- [Canadian real estate](#)
- [Canada Mortgage and Housing - CMHC](#)
- [City of Burlington](#)
- [City of Hamilton](#)
- [Do It Yourself Online](#)
- [Gardens Alive](#)
- [Haldimand County](#)
- [HGTV - Home Restoration](#)
- [Home Inspection Directory](#)
- [Home Time](#)
- [Ian Evan's World of Old Houses](#)
- [MLS - Multiple Listing Service](#)
- [Mortgage Calculator - TD](#)
- [National Trust for Historic Preservation](#)
- [This Old House](#)

Helpful Hint:

Helping your clients save a few dollar by referring low priced home inspectors or inspectors who offer discounts can end up costing your clients thousands in the long run. These inspectors usually work part time or are inexperienced and new to the field. By spending a few extra dollars on a more professional, experienced inspector you are not only helping protect your client, but they will be in a better state mind they are in a better position to refer or use you again.

Please feel free share this newsletter with friends. To subscribe, simply send me an email with your name to Al@affordablehomeinspections.ca.

or damaged

- Check your fire extinguishers
- Shut down and clean furnace humidifiers and close the humidifier damper on forced air systems with central air conditioning
- Test GFCI's and AFCI's receptacles and breakers monthly
- Clean the kitchen exhaust hood and air filter
- Turn OFF gas furnace and fireplace pilots where possible
- Review your fire escape plan with your family
- Repair all cracked, broken or uneven driveways and walks to help provide a level walking surface to prevent trip hazards
- Check the shutoff valve at each plumbing fixture to make sure they function
- Clean clothes dryer exhaust duct, damper, and space under the dryer
- Inspect, test and clean dust from the covers of your smoke and carbon monoxide alarms and replace batteries if necessary

SUMMER:

- Check kids playing equipment
- Clean and inspect wood burning fireplaces

Area Networking Organizations

- >Hamilton Chamber of Commerce
<http://hamiltonchamber.on.ca> (Member)
- >BNI - Business Network International - RBG Professionals
<http://www.bnicanada.ca> (Member)
- >Burlington Like Minded Business Networkers
- >Hamilton Business Strategies and Networking Group
- >Networking Edge
<http://www.linkedin.com> (Member)
- >Linked In

Other Networking Solutions:

- Blogging / Discussion Forms - Activerain (Member)
- Online Business and Social Networks - Linked in (Member)
- Instant Messaging - MSN / Skype (Member)

To Unsubscribe, send an email to the above address with the words Remove in the subject line.

BNI - RBG Professionals Roster - More info on how to join call Denise Gervais at 905-864-1110	
Leadership Team	
Denise Gervais (President)	Internet marketing/website design-WSI
Sandy Stevenson (Vice President)	Promotional products-The Corporate Clothier
Wayne Massey (Secretary/Treasurer)	Accounting/Tax services-Comprehensive Business Services
Jacqueline Paradisi (Membership Committee)	Home Staging and Blinds-Universal Concepts Design & Staging
Salma Burney (Educational Coordinator)	Virtual Secretary-Virtual Girl Friday
Gail Sylvester (Visitor Host)	Mortgage Broker-The Mortgage Centre

- Clean and seal wood decks or concrete patio
- Check the nightlights at the top and bottom of all stairs
- Check exterior siding
- Check all window and door locks
- Check your home for water leaks
- Check the water hoses on the clothes washer (Recommend replacing with newer braided type), refrigerator icemaker and dishwasher for cracks and bubbles

LAWN CARE

EARLY SPRING LAWN CARE

- Keep off the lawn in the spring until the ground has dried and is firm to walk on.
- Rake up debris, dead grass, leaves, etc.
- Roll "frost bumps" with a light roller.
- Aerate the lawn annually in high traffic area, every other year usually sufficient in low use areas.
- Apply a premium slow release lawn fertilizer.
- If crabgrass was a problem last year apply a premium slow release lawn fertilizer with a crabgrass preventer.
- If low spots are noted backfill to provide good drainage and prevent ponding
- Check grading - Grading should be 6-8" below siding and slope a minimum of 1" per foot for the first 6' away from the foundation

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Tim Crawford	House/Car/Airplane Insurance-Elliott & Crawford Ins.
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LATE SPRING

- Apply grass seed to repair damaged areas or thicken existing lawn*
- Apply a premium slow release lawn fertilizer.
- Following mowing suggestions listed below.
- If lawn weeds are a problem
 - A few weeds in the lawn? - Dig by hand; ensure you remove the entire root.
 - Many weeds scattered throughout the lawn? - Use Lawn WeedOut® Ready-To-Use to spray the individual weeds.
 - Many weeds in few areas of the lawn? - Use Lawn WeedOut® Attach & Spray or Lawn WeedOut® Concentrate to spray the area.
 - Many weeds over the entire lawn? - Use Lawn WeedOut® Attach & Spray or Lawn WeedOut® concentrate or use a premium slow release lawn fertilizer with weed control (in place of a regular fertilizer application) to treat the entire lawn

SUMMER LAWN CARE

- Following watering and mowing suggestions listed below.
- Apply a premium slow release lawn fertilizer.
- If insects are a problem.
 1. Remove as much of the thatch as possible with a heavy raking.
 2. Pre-soak the lawn with water. Ensure that the soil is wet down to the grass root zone
 3. Apply GrubOut®. Follow the label directions for application rates and coverage.
 4. Water-in to rinse the GrubOut® off the grass blades and into the soil

Courtesy of <http://www.grass-seed.ca>



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