



Barkee@Home

August Newsletter



Summer Home Maintenance Tips

We trust you are enjoying your summer, but don't forget about your home maintenance projects. A well maintained home is much less likely to experience emergencies, and cause family injuries, than one that's cluttered and rundown. Consider these summer maintenance tips:

Safety Equipment

- Monthly check fire extinguishers - Make sure pressure is at proper levels.
- Monthly test smoke and carbon monoxide detectors - Press test button and listen for alarm.

Plumbing System

- Adjust water heater burner and pilot - Best left to professional; schedule when furnace is to be serviced.

Heating and Air Conditioning Systems

- Have system professionally cleaned and tuned (oil-fired heating systems and heat pumps – annually; gas heating systems and central and room air conditioners – every 2 years) - Some heating and cooling companies offer reasonably priced maintenance contracts for their customers.
- Clean or replace air filters - Clogged furnace or air conditioning filter will reduce systems efficiency and degrade indoor air quality.
- Clean fan(s) - Scrape blades clean with screwdriver or putty knife.
- Check fan belts for snugness, alignment, and wear – Loose belt can reduce fan speed, squeak, and wear more quickly than one that is properly adjusted.
- Lubricate fans, pumps, and motors – Use oil sparingly, as prescribed in owner's manual. Some newer fans, pumps, and motors with sealed bearings don't require oil.
- Make sure registers are properly oriented and free of obstructions – Rugs, furniture, and other obstructions can block flow of heated or cooled air.
- Check, repair, or upgrade duct or pipe insulation – You can patch failed duct with tape, but it takes professional with right equipment to test and seal system properly.
- Clean humidifier - Follow manufacturer's instructions.
- Heat pump and central air conditioning systems only - Clean indoor coil with vacuum or brush; use vacuum cleaner with brush attachment to remove dust and old toothbrush and mild detergent to remove grime.
- Heat pump and central air conditioning systems only - Cut grass and other foliage away from outdoor unit.

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We hope you are finding these newsletters informative. Through our periodic Barkee@Home newsletters, we pass on home maintenance tips, safety ideas, information on product recalls, etc., of interest to families and homeowners. **Just another way we are striving to be your homeownership partner.**

For additional home maintenance tips, as well as other helpful homeowner Internet links, please visit our Web site at:

www.BarkeeInspect.com

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Barkee Inspection Services

Douglas Barkee, Inspector
3504 NW 113th Street
Vancouver, WA 98685

(360) 574-5600

fax (360) 258-8397

doug@BarkeeInspect.com

www.BarkeeInspect.com

**You've discovered a
House:
Let Us confirm it's
Your Home.**

- Woodstoves only - Clean catalytic converter, following manufacturer's instructions.
- Woodstoves only – Sweep chimney.

General Maintenance

- Inspect for termites and carpenter ants.
- Repaint or restain weathered siding or trim - Wind and weather can strip wood of finish and leave it open to rot. Refinish wood before it is damaged.
- Paint galvanized steel gutters and flashings - Try Rustoleum oil primer paint.
- Trim back overgrown trees and shrubs that abut house – Tree limbs, ivy, and dense vegetation can damage roofing and siding and give pests access to house.

Source: The Family Handyman, The Do-It-Yourself Guide to Home Emergencies, by Don Best.

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