

# STRAHAN CONSTRUCTION, INC.

TO: STRAHAN CONSTRUCTION CUSTOMERS

FROM: REID STRAHAN

RE: LONG TERM HOME MAINTENANCE

ALL HOMES NEED REGULAR MAINTENANCE TO MAINTAIN APPEARANCE, QUALITY AND VALUE. PREVENTATIVE CARE WILL MINIMIZE THE EFFECTS OF WEATHER, AGING AND WEAR WHILE PREVENTING POSSIBLE COSTLY REPAIRS.

HERE ARE SOME OF THE TYPICAL AREAS THAT NEED TO BE CHECKED OUT ON A YEARLY BASIS:

1. EXTERIOR CAULKING
  - \* AROUND WINDOW AND DOOR OPENINGS
  - \* JOINTS BETWEEN TRIM AND SIDING
  - \* JOINTS BETWEEN TRIM AND DRYVIT OR BRICK
  - \* STOOPS WITH JOINTS BETWEEN CONCRETE AND BRICK OR STONEWE RECOMMEND VULKEM POLYURETHANE OR POLYSEAM SEAL CAULK.
  
2. WINDOW CARE
  - \* DURING ESPECIALLY COLD WEATHER WIPE OFF WATER FROM CONDENSATION OR ICE BUILD-UP IN LOWER CORNER OF WINDOWS
  - \* WATER LEFT OF SILLS WILL DAMAGE THE STAIN OR PAINT
  - \* LOWERING THE HUMIDITY WILL ALSO REDUCE CONDENSATION (HOWEVER THIS WILL ALSO INCREASE POTENTIAL FOR DRYWALL AND WOODWORK CRACKS)
  
3. DRYWALL
  - \* CHECK YOUR HOME EACH SPRING FOR DRYWALL CRACKS OR NAIL POPS. APPLY DRYWALL MUD WITH A PUTTY KNIFE, ALLOW TO DRY, THEN SAND SMOOTH AND RE-PAINT.
  
4. WHITE WOODWORK
  - \* CAULK JOINTS THAT HAVE SEPARATED
  - \* WE RECOMMEND WHITE POLYSEAM SEAL CAULK
  - \* APPLY CAULK AND WIPE SMOOTH WITH A DAMP SPONGE
  - \* FOR TOUCH-UP USE GLIDDEN ULTRA-HIDE ALKYD SEMI-GLOSS ENAMEL UH-8000 WHITE

5. CEDAR TRIM OR PORCH COLUMNS
  - \* EVEN WITH OIL BASED PRIMERS CEDAR TRIM WILL NEED SOME REGULAR MAINTENANCE.
  - \* SCRAPE AREAS SMOOTH, APPLY AN EXTERIOR WOOD PRIMER, ALLOW TO DRY AND FINISH WITH AN EXTERIOR LATEX PAINT.
6. CONCRETE
  - \* DRIVEWAYS, SIDEWALKS, BASEMENT FLOOR AND WALLS WILL CRACK.
  - \* THERE ARE MANY TYPES OF CONCRETE CAULK AVAILABLE AT ANY HARDWARE STORE.
7. MAILBOXES
  - \* TOUCH UP WITH BLACK GLOSS SPRAY PAINT
  - \* THE BOX ITSELF CAN BE REPLACED WITH A STANDARD RURAL STYLE BLACK MAILBOX
8. EXTERIOR DOORS
  - \* ADJUST THRESHOLDS PERIODICALLY TO MAINTAIN A TIGHT SEAL
  - \* CHECK AND ADJUST OR REPLACE WEATHERSTRIPPING
9. FURNACE FILTERS
  - \* REPLACE OR CLEAN MONTHLY
10. INTERIOR CAULKING
  - \* COUNTERTOP BACKSPLASHES AND SIDE SPLASHES.
  - \* WHERE SHOWERS AND TUBS ADJOIN TILE, VINYL OR DRYWALL
  - \* AROUND SHOWER DOORS
  - \* RE-CAULK WITH POLYSEAM SEAL AND WIPE SMOOTH WITH A DAMP SPONGE
11. EXTERIOR DRAINAGE
  - \* MAINTAIN PROPER DRAINAGE AWAY FROM HOUSE
  - \* INSTALL SPLASH BOXES
12. IRRIGATION SYSTEM
  - \* MAKE SURE YOUR IRRIGATION SYSTEM IS WINTERIZED EACH FALL
13. NIGHT-LIGHTING
  - \* YOUR NIGHT LIGHTS ARE ON A GFI CIRCUIT. IF THEY ARE ALL OFF JUST PUSH THE "RESET" BUTTON ON THE TRIPPED GFI OUTLET
  - \* REPLACEMENT BULBS CAN BE PURCHASED AT MENARDS OR THE LAMPLIGHTER
  - \* THE REPLACEMENT BULB IS A HALOGEN "EXN 12V 50W MR16"