



real know-how for capital real estate

CARE AND FEEDING OF OLDER HOMES



HOW TO BUILD AND EXECUTE YOUR SMART HOME MAINTENANCE PLAN



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WELCOME & INTRODUCTIONS

CARE + FEEDING OF OLDER HOMES



JOEL NELSON

Listing Expert and
Old House Wonk
(But NOT an architect,
inspector, GC, or engineer!)



JOEL NELSON GROUP

Talented team of House
Pros!



Lenny Pinnix – Lead Inspector

Donofrio Home Inspections



YOU'RE A HOMEOWNER!

That makes you a home caretaker (*unless you've outsourced the job!*)

Do you want to be PROACTIVE?

- Reduces operating cost
- Increases comfort
- Extends the lifespan of your asset/investment
- Helps the planet

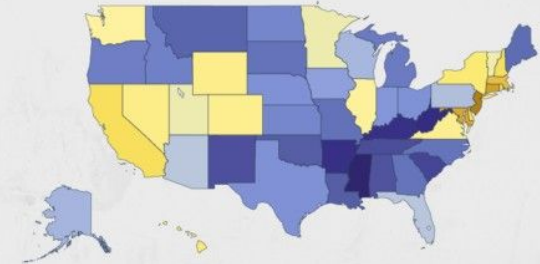
Or REACTIVE?

- Leads to more widespread damage and higher repair cost
- Makes repair/replacement timing unpredictable and inconvenient
- Reduces the value of your asset

ESTIMATED AVERAGE YEARLY COST TO MAINTAIN A HOME*

BY STATE

BELOW AVERAGE \$14,890 ABOVE AVERAGE \$18,151



*Assumptions include that all repair, maintenance, cleaning, and similar work are outsourced.

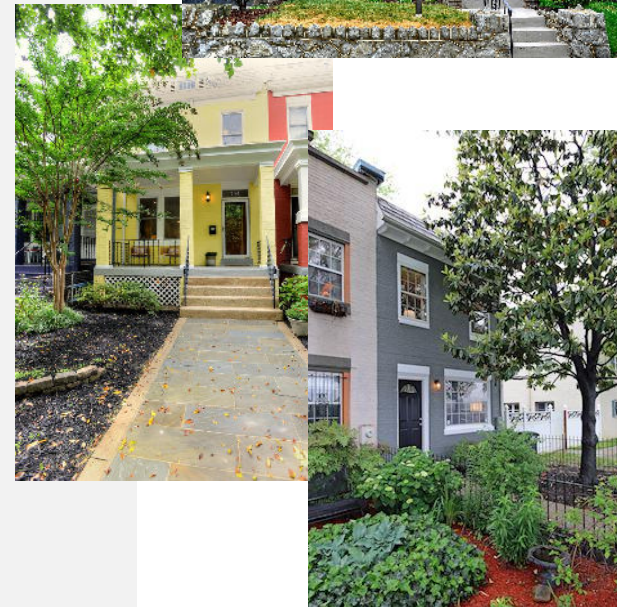
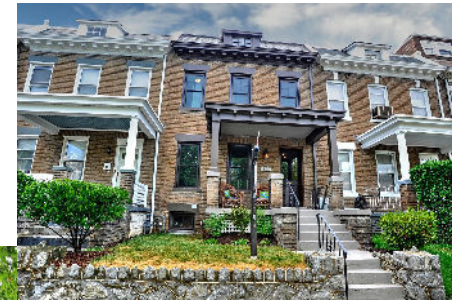
Sources: Porch.com/project-cost; Survey of 207 Respondents



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4 STEPS TO YOUR HOME MAINTENANCE PLAN

1. **ASSESS** - Identify what needs to be monitored, repaired, or upgraded?
2. **PRIORITIZE** – What areas are most urgent?
 - A. Safety Concerns
 - B. Building Envelope + Water Mgmt
 - C. Utilities/Systems/Mechanicals
 - D. Everything Else
3. **PLAN** – When, How, Who, + How Much?
4. **EXECUTE** – Schedule + Monitor with Checklists



PRIORITIZE: SAFETY

SAFETY CONCERNS

- FIRE PREVENTION:
 - Test and change smoke and carbon monoxide detectors
 - Check fire extinguishers
 - Clean fireplace
 - Confirm escape egress
 - Ensure VISIBLE address numbers
- SECURITY:
 - Dead bolt locks, strike plates, lighting
- SLIPS, TRIPS, FALLS:
 - Check for broken steps, wobbly railings
 - Slippery or cracked floors?



PRIORITIZE WATER: TAKE IT FROM THE TOP (ROOF+GUTTERS)

SEARCH FOR EVIDENCE:

- Survey for interior leaks, gaps, or visual evidence of water penetration (ceiling or wall stains)
- Identify any tree branches in contact with roof or gutters
- Don't cover up or WAIT to act!

ROOFING TYPES/ANGLES:

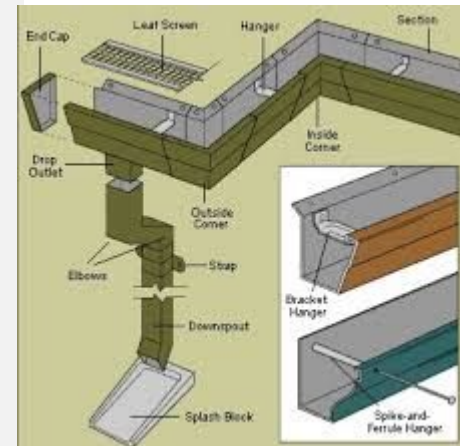
- Flat/low-grade: Metal, Asphalt, Rubber
- Mansard: Slate or faux-slate
- Peaked: Slate or Asphalt shingle
- Focus on flashing at edges + connections

ROOF MAINTENANCE:

- Regular cleaning and sealing (use the right product) every 3-5 years extends life (and saves energy!)

GUTTERS: Clean and/or capped, and connected!

- Observe gutter + downspout connections are secure
- Ensure downspouts extend to carry water AWAY from house foundation



PRIORITIZE WATER: TOP TO BOTTOM (FOUNDATION/BASEMENT/CRAWLSPACE)

CHIMNEYS:

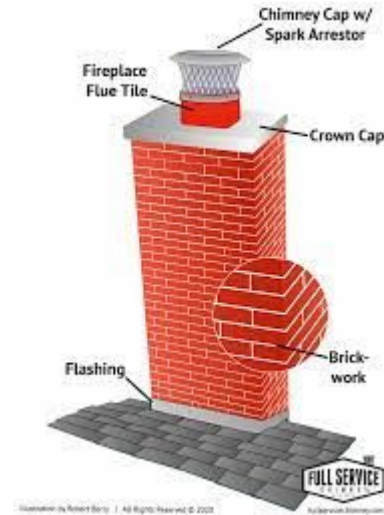
- Cap, Crown, Flashing, Mortar

WINDOWS + DOORS:

- Bubbling plaster or soft drywall around windows? Check for gaps in flashing, sills, sashes – tighten up mortar and caulk lines or re-seal sills
- Sometimes a window is OPEN!

FOUNDATION MOISTURE:

- Ensure water is not gathering at the base of the building – guide and grade away. Identify the source (see prior note on gutters)
- Identify any gaps or openings (for pipes, wiring, sills)
- Inspect corners of basements or crawlspaces for wetness, stains, effluorescence
- Search for smell (mildew, mold)



CARE AND FEEDING OF OLDER HOMES

PRIORITIZE SYSTEMS: HEATING + COOLING- THE LUNGS OF THE HOUSE

HEATING:

- HEATING COMBUSTION? Check the flue and combustion air
- Boiler with radiators? Check the flow – annual service check for pressure, valves, bleeding.
- Wood burning fireplace? Cleaning after every 25 fires. Liner inspections and options.

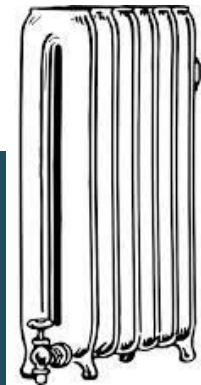
FORCED AIR:

- CHANGE THE FILTERS!** Every 30-90 days
- Dirty Ducts? Have them cleaned
- Zones for hot and cold seasons? Adjust supply registers

HEAT PUMP / CONDENSING UNIT (outside):

- Ensure unit is clear of dirt, leaves, debris, and covers
- Ensure refrigerant line is insulated
- Annual service check for pressures, levels

BATH + KITCHEN VENTING: Vacuum ducts and clean filters



CARE AND FEEDING OF OLDER HOMES

PRIORITIZE SYSTEMS: ELECTRICAL + PLUMBING – HEART, VESSELS, NERVES

PLUMBING:

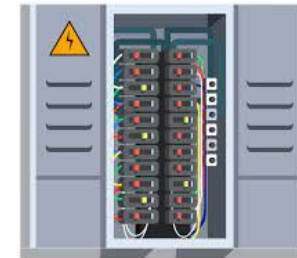
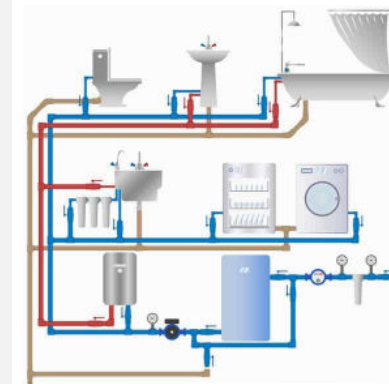
- Clear path to main water shutoff
- Check for drips – each faucet and spigot
- Check for exposure – outdoor pipes to be drained and/or insulated
- Check for clogs – slow drains? Annual clearing WITHOUT chemicals
- Toilet flappers and fill valves – THOUSANDS in water waste!
- Garbage disposals – think of expansion + keep hex wrench handy
- Sump Pump: Motor work? Check the float valve

ELECTRICAL:

- Clear path to circuit breaker panel
- **No extension cords for HOT appliances**
- Replace or secure loose outlets or switches (or lighting fixtures)
- Add GFCI protection for wet zones

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CARE AND FEEDING OF OLDER HOMES

INTERIORS: MATERIALS, FINISHES, + FIXTURES

FLOORING:

- Hardwood and “no more sandings left”

WALLS + CEILINGS:

- Brick, concrete, plaster, and drywall – care + repair

DOORS, TRIM + MOULDINGS:

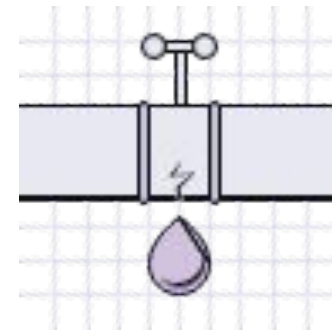
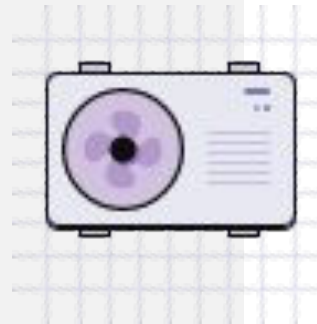
- Originals and how (or when) to match to reinforce value



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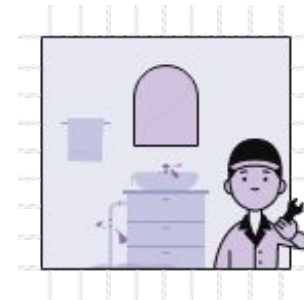
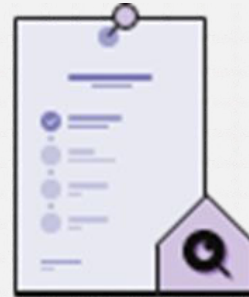
SPRING MAINTENANCE CHECKLIST

1. Check rain gutters + downspouts
2. Test smoke/CO alarms
3. Check windows and screens (and storms)
4. Check and change HVAC filters (have pro tech service the system)
5. Check bath vents and clean
6. Check drains for clogs and faucets for drips
7. Turn on hose spigot valves



AUTUMN MAINTENANCE CHECKLIST

1. Check rain gutters
2. Test smoke/CO alarms
3. Close/seal windows (and check sills)
4. Check and change HVAC filters (have pro tech service the system)
5. Bleed radiators
6. Turn OFF hose spigot valves and check pipe insulation



QUESTIONS, ANSWERS, AND RESOURCES



1. Particular worries or woes?
2. Who to Call?

Thanks and credit for helpful related content:

- New York Times
- Everydayholdhouse.com
- Familyhandyman.com
- Thecraftsmanblog.com
- This Old House



Birdwatch

