

# HARRY CROWE




# EXTERIOR MAINTENANCE – IT'S MORE THAN JUST DRIVE UP APPEAL!

By Harry Crowe



Curb appeal is the interest for your property generated in passers-by. Curb appeal dictates price! This is a critical element. Take a look at the shock factor. Within 24-48 hours you can totally change the appearance of a property.

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Curb appeal is often associated with landscaping, and the home's appearance on the exterior. A neat and attractive appearance is probably the best asset for selling or renting your property. While this seems like "common sense", a flaw in any one factor can drastically reduce interest in your home.

1. One cheap tactic to enhance the outside of any home is to use a pressure washer outside a home to remove mold, mildew and grime from drives, decks and fences. It is a great help in a house's appearance. Mold is removed. Flaking paint is removed. This fairly cheap exercise will promote a clean and neat exterior.

2. Remove dead branches and branches that are scraping on the roof and debris from the yard.

3. Trim grass and hedges before showing.

4. Plant some small colorful flowers to add a nice touch.

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5. Repair windows, doors and items on the outside that go toward the general appearance of the house. Front doors are used as a statement.

6. Repair and/or replace rotten window trim and sills.

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7. Replace broken glass in windows.


8. Replace torn window screens.

9. Remove rotting or damaged wood whenever possible.

10. Replace missing and/or loose siding

11. Repair and/or replace rotten soffit material



12. Repair or replace rotten fascia boards.
  13. Repair or replace rotten roofing in areas as needed.
  14. Install exterior vent screens as needed.
  15. Scrape, sand, caulk, prime and paint siding and trim (two colors)
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16. Remove back porch shed. Porches are no longer popular and most porches are merely attachments to the façade of the house. Most are too small to be of practical use. Unfortunately, renovations of porches do not necessarily enhance the market value of homes. Please be careful when spending in this area. People typically do not place a high value on porches or sunrooms. The average return on every dollar invested in a porch or sunroom is less than 10% percent within 10 years.

17. Fix wood damage to decks whenever possible by adding wood and painting. (Avoid complete replacement of decks whenever possible).

18. Check decks for termite inspection before buying.


19. Coat decks with a sprayer whenever possible.

20. Use bag cement to patch stone decks, except when specific colored stone masonry is present

21. You can repair handrails, steps and deck boards that have holes in them by getting bondo from an auto parts store. Fill the hole and sand smooth.

22. When replacing anything that was previously painted, take a piece of the old painted wood to a paint store and have the color computer matched for a perfect un-noticeable repair.

23. Gutters and downspouts are one of the most common repairs. Order the gutters pre-painted as close to your house color as you can. You can get gutters made to length using seamless aluminum gutters and save one third to hire the labor only.

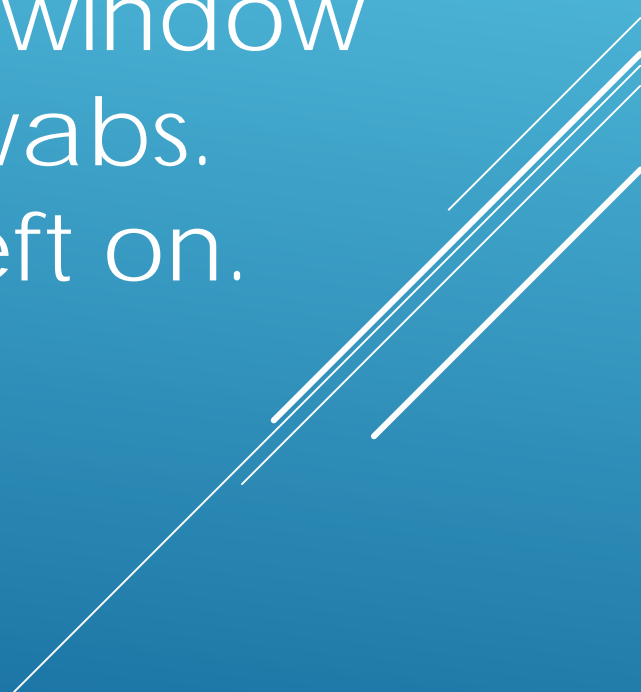
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24. When a vandal spray paints on your garage door or any metal surface and you think, it is going to cost a bundle to clean it up, try using a can of Easyoff oven cleaner. Just spray it on the area and let it sit for 5 minutes and then wipe it off, it will clean it up.

25. A weed Wacker does a fabulous job stripping the old loose peeling paint off the concrete patio, then wash it with muriatic acid wait one day, then paint it.

26. When painting the exterior of the house, do it according to the sun. Avoid painting directly in bright sunlight because the paint dries quickly. Follow the sun around the house so you're not painting in dark shade or with the sunlight glaring at you.


27. To remove paint from aluminum window frames, just use alcohol and cotton swabs. This is for freshly painted or old paint left on.

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28. When to re-roof. Inspect your roof each spring and fall to check for storm damage. If you cannot climb on your roof. Use a pair of binoculars to take a close look at the entire roof structure. Replace or repair any windblown shingles, apply roof mastic around any chimney or vent flashing and valleys, and check in gutters and downspouts for signs of loose shingle granules. As asphalt shingles dry out, the ceramic granules will come loose and will wash down the roof deck. A buildup of shingle granules, or brittle, broken or curled up shingles is a sure sign that the roof is due for replacement.

29. Roofing is a kind of “out of sight, out of mind” material, and many people ignore a roof as long as it is not leaking. There are, however, steps you can take to ensure that you get all the life your roof was designed to deliver.




30. First, keep the roof deck clean and dry. This means washing the roof occasionally to remove any twigs, leaves or other debris from the joints or keyways between the shingles. Water that is trapped on a roof deck encourages dirt to accumulate and mildew spores to grow. Use a hose nozzle or a pressure washer to clean the roof deck. Companies that do cleaning will power wash the roof for you, if you choose not to do the work yourself.

31. Trim any tree limbs that overhang your roof. This is necessary to avoid damage from wind-blown limbs, and to let sunshine reach the roofing. At the least, trim tree limbs to thin them so the sun can dry the roof. Roof shingles that are perpetually shaded develop moss and mildew that will ruin the appearance of the roof and shorten the life of the shingles.


32. Do not climb or walk on a roof when the weather is very cold or very hot. In hot weather, the asphalt shingles may soften to the extent that you will actually remove part of the asphalt on your shoes. Walking on a asphalt roof in cold weather may crack shingles that are cold and brittle. Let roof work wait until the temperature is between 50 and 80 degrees F.

33. Wear rubber-soled work shoes or over-the-ankle boots when climbing and walking on roofs. The rubber soles prevent damage to roof shingles and are more slip-proof to avoid falls.

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34. Clean the gutters and downspouts on your house twice a year and you'll be spared untold expense and aggravation in the future. This routine maintenance is easy to do and requires nothing but your time. Schedule your job in the spring and fall when an accumulation of leaves and debris can clog downspouts and gutters and prevent the flow of rainwater away from the house. If you put off the job, it's a sure bet you'll have water damaged siding and trim.

35. Carefully position the ladder against the house so you will avoid resting it directly on the front edge of the gutter. The direct weight of you and the ladder can crush or severely bend the gutter. One easy solution to this problem is to purchase a ladder stabilizer which is a u shaped aluminum bar that bolts to the top of a ladder and hold it away from the house. It also helps prevent the ladder from twisting or sliding.





36. Begin cleaning the gutter at a corner close to the downspout. Remove any debris that may be clogging the downspout. Then work your way along the gutter. As you complete work along one stretch of gutter, check to see that it is firmly attached to the house, straighten or replace any faulty gutter hangers.

37. To check that the water in the gutters and downspouts runs free and doesn't leak out, flush the system with your hose. Caulk any leaks with a good quality acrylic latex caulk.

38. Consider adding gutter screens which help prevent debris from getting into the gutters.

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## SHORT-RANGE RE-INVESTMENT GOALS:

Minor exterior repairs – gutters, driveways, stone/brick masonry, mailboxes

Minor landscaping – grass seed, spraying for weeds, fertilization.

## MID-RANGE RE-INVESTMENT GOALS:

Medium exterior repairs – new gutters, large fixes to driveways and masonry

Major landscape changes new sod, new sprinklers under \$ 5, 000

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# LONG – RANGE RE-INVESTMENT GOALS:


Major Landscaping changes utilizing new resources

New Windows

New Driveways



YOU FIND A BODY IN THE BACK YARD. WHAT SHOULD YOU DO?

- A. Call the police
  - B. Go remove the body yourself.
  - C. Get 3 estimated ASAP
  - D. Turn around and don't look back
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THANK YOU!



Questions or Comments?