



We take the stress out of home repairs!

Homeowners Maintenance Newsletter

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Mark Ronayne

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Home Maintenance Reminder

Maintaining your home is the key to maximizing its future value. With regular maintenance, problems can be solved when the solutions are inexpensive. This home maintenance reminder will help you to prioritize your "Honey-do-List" around your home.

Doors/Windows

Entry doors are a common site for heat loss, and weatherizing your entry door will typically pay off in immediate savings on your heating bills. The weather stripping around entry doors is prone to fail quickly, because it has to endure the stress of constant use. Have HMC check your exterior door for signs of wear and potential heat loss.

Attic Steps

Did you know that an inexpensive easy to do yourself project like insulating your attic stairwell can save you money on your energy bill? Your large do it yourself home centers now have an energy blanket that is available for under \$50. Basic skills such as a utility knife and a tape measure can create some valuable savings. Go ahead and try it! Your wallet will thank you.

One of our satisfied homeowners!

"My wife and I have used Home Maintenance Concepts numerous times for both small and large projects at our home in Exton, PA. There's a lot to be said for having a contractor you can trust. We would not hesitate to recommend Ed and HMC to anyone looking for either handyman work or more extensive home renovations."

Sincerely,
Michael and Erin Heilig

A Quick Maintenance Checklist

_____Clean and check your downspouts & gutters. The soil next to the foundation of your home can become saturated with water and place a great deal of pressure on the foundation wall. This can lead to water penetration into the basement of your most valuable investment. To mitigate this risk, rainfall needs to be directed 10 feet away for the foundation. This can be accomplished with a combination of a good positive slope on the grade around your home and a downspout extension that gets the water 5-6 feet away for the foundation. A little time and effort before the rain starts can prevent a very expensive set of problems later.

Contact Us

Contact Certa Pro

Link to a Web page
www.certapro.com

Contact Brandywine Valley Heating & Air Conditioning

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Our Service Team

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_____Every month electrical equipment in your home should be tested. This testing is specified by the manufactures and is key to ensuring that the protection is working when it is needed. Ground Fault Circuit Interrupters (GFCI) are used to protect against electrical shock around sources of water. Receptacles located outdoor and near sinks are all required to have GFCI protection. Test the operation of your GFCI's every month by pushing the "TEST" button, then the "RESET" button to restore power. Some circuits are protected by GFCI breakers and the same two buttons will be found in your electrical panel.

_____Smoke alarms save lives! Test your smoke alarms every month and for battery powered units, change the battery every six months. If you have a monitored security system, be sure to call you alarm company before testing the alarms.

_____Test your garage door openers. Your installation manual will detail the correct testing and adjustment procedure for you garage door opener. Check the optical blockage sensors and the auto-reverse mechanism on your garage door operator.

Brandywine Valley Heating & Air Conditioning

Changing the filter in your warm air furnace or heat pump every thirty days can substantially reduce your heating bills advises Mark Ronayne from Brandywine Valley Heating & Air Conditioning. Changing a standard filter at least every thirty days is at the top of the list. Filters do double duty, as they keep your indoor air clean while also keeping your HVAC systems clean as well. It takes only 1/1000th of an inch of dirt to reduce your operation efficiency by 10%.

So, when you are in the market for a qualified HVAC contractor, contact Brandywine Valley Heating & Air Conditioning. 610.692.3900

They can also be found on the web at www.bvhvac.

Exterior Home Inspection



Fall is fast approaching and it is time to make plans for the upcoming change in the weather. While we are performing repairs for our homeowners we have noticed defects in weather damaged door frames, garage door frames, window frames and siding damage. Exposed raw wood or peeling paint is a sign that the wood needs to be protected from heavy rain and snow. Proper preparation of the surface is important and a good quality primer and paint will protect the surface and extend the life of the material.