



ASSOCIATION OF WOMEN HOME OWNERS

TIMELY HOME MAINTENANCE WITH YOUR PRO TEAM

www.HomeTips4Women.com





The Home Ownership Experience

Most people treat each home owner project as a separate transaction. When you buy a home, you aren't focusing on the garage you might add at a future date, or who you'll refinance with to cover those remodeling costs down the road. When you understand the home owner lifecycle, you'll see that many of the home professionals you work with once can provide support for future activities in your home owner journey. You'll discover that it pays to build long-term relationships with these professionals similar to the relationships you have with your doctor, accountant, teachers, etc.

Americans are very mobile, moving every 5 to 7 years although the trend is fewer moves, averaging 7 to 10 years. This means you might complete the home ownership lifecycle several times in one or several communities. We've organized the library at the Association of Women Home Owners (www.HomeTips4Women.com) to help you find ideas and information related to where you are in the home ownership cycle. We also encourage you to share your stories as new home owners, busy professionals and parents to encourage others to find solutions to their unique situations.

In the meantime, read on to discover how to find the team that will pave the way to an outstanding home owner experience!



The Homeowner Workbook Series

This series of workbooks will help you identify the resources needed for each phase of home ownership. By gathering the information in one place, you now have a resource you can use over and over to build positive homeowner experiences.

- Who's Who On Your Real Estate Team
- Roadmap to Building or Remodeling Your Home
- **... Timely Home Maintenance with Your Pro Team**
- Transform Your House to Your Lifestyle Home
- Tips to Save Time & Enjoy Your Home More
- Professional Resources for All Your Home Projects (Combines all 5 eBooks)

Timely Home Maintenance with Your Support Team ~ www.HomeTips4Women.com

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Your Team for Home Maintenance and Repairs



When you buy a home from a builder or existing home owner, **you don't get a home owner's manual** like those provided by car manufacturers. That's because each "stick built" home is unique with a different design, building lot, materials and series of construction professionals led by one of many general contractors.

Building codes and materials are constantly changing, with an emphasis on safety and lowering energy costs. Just like your car, your home needs regular maintenance, and it's more critical to maintain your home as **houses last more than 100 years**. Your home maintenance strategy should have a schedule for changing air filters, smoke alarm batteries, etc. Timely maintenance reduces repair costs as it's easier to fix a small area of wood rot versus replacing entire windows ruined by years of unchecked damage.

Proper home maintenance means using the right materials, the right tools and lots of practice. Home owners who like doing work themselves should start with things that are needed frequently like caulking, grout, screen repairs and dripping faucets. For repairs made while on a ladder or troubleshooting inside walls, a home professional has more experience to find and correct problems quickly.

There are key home professionals you should build long-term relationships with, as it is easier to deal with an emergency like a flooded basement or downed power line when you know who you're calling.

While there are many specialty contractors involved in building new houses, these businesses are geared toward work that involves a crew to handle large projects. They schedule projects to begin and reach completion over a short period of time, usually only a few days, and they're seldom available to handle small repairs that involve only a couple of hours of work. This has led to the need for professional handyman businesses to join the industry and handle small repairs for busy home owners. The handyman's expertise is solving problems and being able to handle multiple projects in a single visit.



This chart lists professionals you'll need for various home maintenance and repairs.

Key Home Professionals >>>			
Home Professionals – Who Does What	Home Owners	Handy-man	Specialty Contractor
Roof Repairs – Replace lose/missing shingles and leaks around vent pipes, skylights and more.		X	
Gutters and Downspouts – Cleaned annually to keep water flowing away from the house.	X	X	
Siding and Wood Trim – Inspect annually and repair immediately; paint frequently to reduce damage from wood rot.		X	
Windows – Check for operability, touch-up paint to prevent wood rot and caulk to prevent air leaks.	X	X	
Screens – Inspect and replace damaged screens, typically in the spring.	X	X	
Exterior Doors – Adjust for smooth operation; paint to prevent wood rot, replace weather stripping as needed, etc.	X	X	
Stairs and Handrails – Re-secure if loose, sand to remove splinters and seal to protect wood.	X	X	
Driveways – Repair cracks & seal every 2 to 3 years (more often if color fades or cracks reappear quickly indicating sealant no longer working).		X	X
Decks and Porches – Clean, stain and seal to extend the life of wood materials.	X	X	
Pools and Spas – Clean and maintain for healthy environment and extended equipment life.	X		X
Ventilation – Check for adequate attic ventilation to remove heat and humidity.	X	X	
Insulation – Add insulation to cold (or hot) spots, typically in attic and basement.	X	Blown Insulation	
Heating and Cooling – Annual tune-up to get maximum efficiency (buy contract that covers emergency repairs).			X
Chimney Flue – Clean when creosote builds up. Spring is a good time to save money on an inspection and cleaning.			X
Plumbing and Hot Water – Tune up your hot water heater for energy efficiency.			X
Electrical and Lighting – Review requirement for added circuits as you add more electronics.			X
Appliances – Know who to call for help with appliance repairs as they have special test tools.			X
Drywall – Ceilings and walls most often needs repairs after water damage and/or family accidents.	X	X	
Carpentry – Adjust doors, fix drawers, tighten handrails and install new trim.	X	X	
Painting – Quality comes from the right preparation, the right brush/roller & the right paint; professional painter for exterior painting.	X	X	Exterior & high ceilings



Answers to All of Your Home Ownership Questions ...

Women make seventy to eighty percent of the decisions involving their households, and twenty-one percent of first-time home buyers are single women. The goal of the Association of Women Homeowners is to provide you with the knowledge, tools and community support to comfortably manage any aspect of home ownership. We want to help you identify when it's time to call for help ... and when you call, we'll help you learn the concepts and terminology so you're comfortable working with any professional.

We'll help you build your strategy for buying a home and maintaining it to protect your investment. Our home professionals will share tips for decorating, organizing and saving time so you can enjoy your home.

At www.HomeTips4Women.com you'll find great articles and a directory of home professionals to help you with any aspect of the home ownership. You might prefer our radio show, [Home Tips with Tina](#), where you can meet different home professionals and ask questions from the comfort of your home.

We're also inviting home owners to share their stories, so you can learn what has worked for other home owners. Be sure to watch your email inbox for **our newsletter, Tips 4 You and Your Home**. We'll share information and ideas to help you learn more about your home and how you can create the home of your dreams. If there's anything you want to know, please let us know so we can provide the information that best supports you in achieving the home of your dreams.

Tina Gleisner, Founder

Association of Women Home Owners

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P.S. The association is for all homeowners looking to improve their lives. We encourage feedback as we build our community to support you. Content comes from home professionals who want to build successful relationships with you. Please invite others who might find our information and community helpful as word-of-mouth sharing, is the best way to build a vibrant community. Thanks!

Timely Home Maintenance with Your Support Team ~ www.HomeTips4Women.com

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Your Home Professional Team

Add your home support team members to this checklist so you'll be prepared for any type of homeowner problem. Keep it in a handy place like the inside of a kitchen cabinet door. Add additional resources like snow removal or pool maintenance. Don't forget to create a strategy and action plan to protect and improve your home as well!

Local Utilities	Contact Information
Police Department:	
Fire Department:	
Electricity:	
Gas or Oil:	
Water:	
Phone (Land Lines):	
Phone (Cell):	
Waste Management:	
Recycling Center:	

Home Professionals	Contact Information
HVAC:	Phone: Email:
Plumber:	Phone: Email:
Electrician:	Phone: Email:
Handyman:	Phone: Email:
Cleaning:	Phone: Email:
Lawn Care:	Phone: Email:
	Phone: Email:
	Phone: Email:
	Phone: Email:
	Phone: Email:
	Phone: Email:
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