

# Welcome! Thank you for joining us!



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## Free Home Buyer Seminars

Habitat Snohomish's promise is to ensure affordable long-term housing solutions for not just Habitat families, but all families in Snohomish County. Our Home Buyer Seminars are designed to help families stay out of debt, protect their assets and find affordable homes.

Not sure if you're ready to buy a home? Do you have questions about credit scores and how you can keep yours on track? Want help setting a budget? Are you confused by home financing options? We are here to help.

All classes are FREE, but registration is required.

### Home Maintenance

Presented by Chris Anderson with Habitat for Humanity of Snohomish County

Saturday, July 14

10:00 AM – 11:30 PM

Calvary Tabernacle UPC

16824 44th Ave, Lynnwood

Home inspections, introduction to electrical, plumbing and HVAC systems, and

[More information and registration >](#)

Access this slide deck now at

<https://habitatsnohomish.org/construction/home-maintenance-slides/>



# Ten Systems that make up a home

*Home owners stay  
ahead keeping things in  
good condition*



# Trip Plan

- Breakdown home into ten systems
- All must work to keep family safe/sound
- Maintain each so repair costs low/steady
- What to look for if something's not right

# Who is this guy?

**Coordinates build resources Habitat Families need to build a home for themselves.**

- Spring 2015 volunteer on Lynnwood build-out
- May 2015 donate inspections at Twin Creek Village (affiliate purchased property Aug 2015)
- Nov 2015 Joined staff
- Feb 1992 – Oct 2013 High-tech people/project mgr.
- 1980 – 1992 home reno business in Dallas TX
- Chris and wife Sandy live in Stanwood WA



**Chris Anderson**  
**Construction Manager**  
Habitat for Humanity of  
Snohomish Co.  
[canderson@habitatsohomish.org](mailto:canderson@habitatsohomish.org)

# General notes

- Questions as we go
  - Go hi-res 1:1 post meeting
- *Regular* check/clean
  - Based on function, use, season, useful life
- Not much how-to here
  - Access video on any activity/repair you might want to get into (and many to avoid) on internet
- Facilities located...
- What's safe for you? You own that.
- May reference building code general requirements
  - Always check with your local permit authority
- Habitat is simple/decent
  - No spas, heated floors
- At the end
  - How we help Habitat families build a home for themselves
  - Standing invitation to join us

# The thirty second version...

- Most everything under the roof turns into bug food when it gets wet. Check/maintain roof cover regularly if nothing else.
- Electricity kills you fast. Call a licensed electrician instead.
- Maintain your investment with regular maintenance across the ten areas (systems) that make up your home.

Now, if you have more time...

# So, what are the ten systems?

1 SITE

*general lot upon which the house sits*

2 FOUNDATION

*in-ground & above ground elements connecting site and structure*

3 STRUCTURE

*bones that gives house its shape inside and out*

4 OUTSIDE COVERS

*outside skin protecting house and contents from the elements*

5 ROOF COVERS

*sky-facing surfaces, flashing, gutter/downspouts keep house dry*

6 ELECTRICAL

*makes electricity safe and available throughout the home*

7 PLUMBING

*deliver and remove cold/hot water in key areas of the home*

8 HVAC

*circulates clean comfortable air throughout the home*

9 INSULATION

*reducing energy needed to keep it comfortable*

10 INSIDE COVERS

*inside skin that improves appearance and keeps users safe*

## 1 SITE

## 2 FOUNDATION

## 3 STRUCTURE

## 4 OUTSIDE COVERS

## 5 ROOF COVERS

## 6 ELECTRICAL

## 7 PLUMBING

## 8 HVAC

## 9 INSULATION

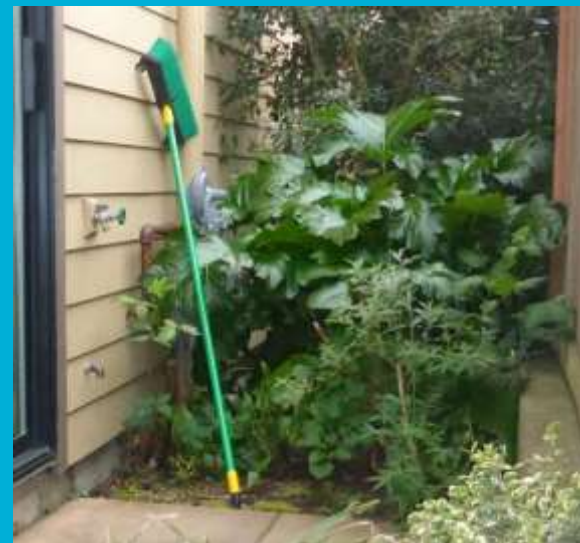
## 10 INSIDE COVERS

### Check and maintain...

- Trees (remove deadfall)
- Groundcovers
- Slope away from foundation
- Trim vegetation for 1' gap house to plant

### “Broken” looks like...

- Shrubs/trees against house
- Bare ground, visible erosion, puddling/pooling
- Trees around service cables



## 1 SITE

2 FOUNDATION

3 STRUCTURE

4 OUTSIDE COVERS

5 ROOF COVERS

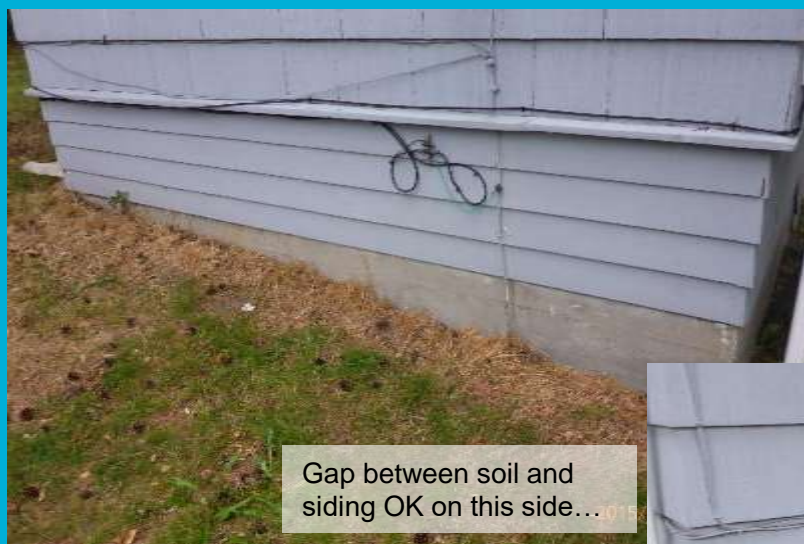
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## Check and maintain...

- Check visible portion for cracks and settling
- Windows/door sticking is clue
- If crawl space **safe** to enter
  - check for standing water, cracks, fallen insulation

## “Broken” looks like...

- Cracks in sides or surface
- Tilting sagging bouncy floors
- Mold, high humidity in crawl
- Insulation missing or hanging
- No vapor barrier over ground
- Construction debris or trash



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## Check and maintain...

- Difficult! By design structure hidden behind protective barriers inside and out
- Some structure visible in crawl space and attic
- Keep structure dry by maintaining covers



Clean dry lumber suggests a dry well ventilated space (just what's needed)

## “Broken” looks like...

- Sticky door/window
- Interior/exterior cracks
- Sagging/wavy roof or siding
- Water stains, soft woods, paint bubbles or peeling



Picture taken from skylight access. It appears flashing and cover over the chimney structure has started to corrode, suggesting replacement is needed.

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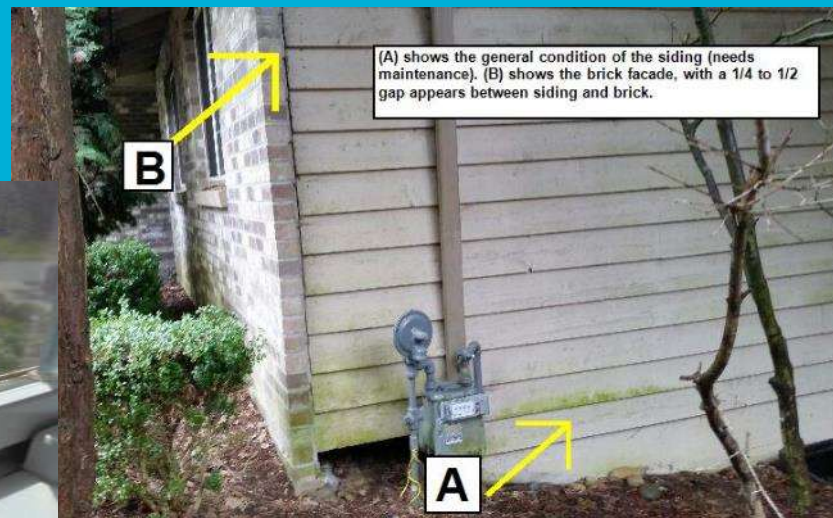
## Check and maintain...

- All the vertical surfaces (siding, windows, doors)
- Clean and repair door and window seals
- Caulking where materials come together
- Maintaining paint or other protective coating



## “Broken” looks like...

- Water stains or infiltration inside
- Condensation inside window
- Condensation inside pane
- Drafty doors/windows



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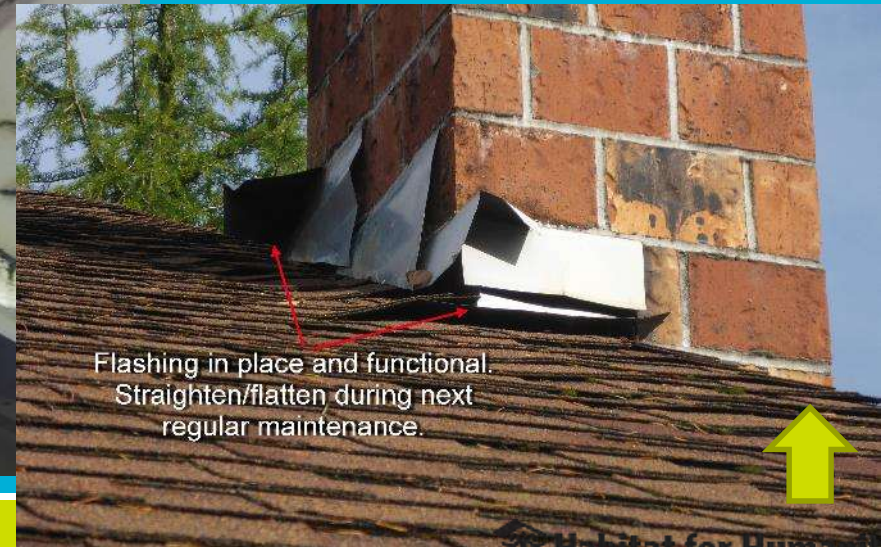
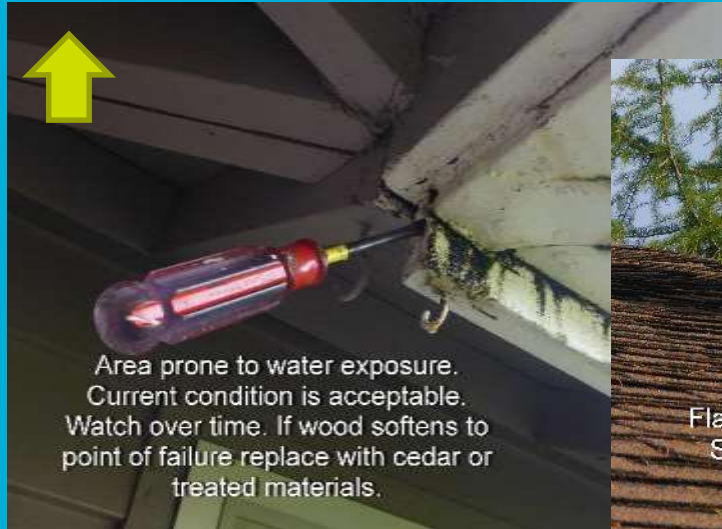
10 INSIDE COVERS

## Check and maintain...

- Roof gets regular gentle cleaning (no power wash!)
- Gutters clean, connected, splash/storm pipe
- Check roof penetrations

## “Broken” looks like...

- Moss/debris on roof
- Missing shingles or flashing
- Water stains or damage at exterior drain points
- Water stains/spots inside



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**Habitat for Humanity**  
of Snohomish County

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## Check and maintain...

- Never remove panel cover
- Check outlet wiring with plug-in tester
- Swap to LEDs
- Call licensed electrician



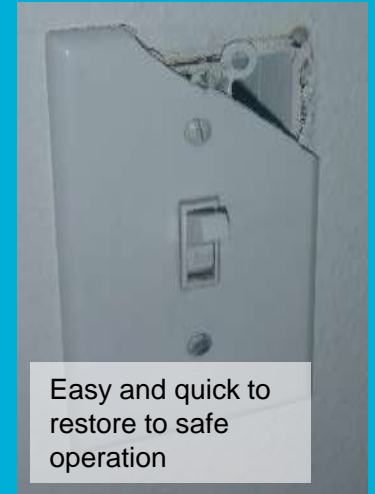
Simple diagnostic tools make safe testing possible

## "Broken" looks like...

- Dead switches/outlets
- Empty spaces in panel, broken missing cover plates
- Open overloaded junction boxes anywhere



Technically home owners can modify electrical system – rarely a good idea



Easy and quick to restore to safe operation

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## Check and maintain...

- Know type age condition of water heater
- Leaky faucets/commodores bad – fix promptly
- Understand under-sink drain
- Where is the main cut-off?

## “Broken” looks like...

- Sounds like running water
- Meter spins when everything is turned off
- Mystery wet spot in yard
- Control valves failing (due to high pressure – Max 80 psi)



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## Check and maintain...

- Clean interior air handler filters regularly
- Maintain airflow around exterior unit
- Know furnace type age condition and useful life
- Service Winter/Summer



## “Broken” looks like...

- Loose/uninsulated ducting
- Noisy/inoperable bath fans
- No air flow at outlets
- Old rusty equipment and components



Gas furnace installed in attic



Gas furnace with cover off burner accumulating rust and debris

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## Check and maintain...

- Check for drafts around outlets/switches
- If safe inspect crawl and attic spaces for insulation
- Seal int/ext penetrations with foam sealant



## “Broken” looks like...

- Attic insulation shallow/missing
- Gaps between wall and pipes/wires
- Cold floors, drafty rooms



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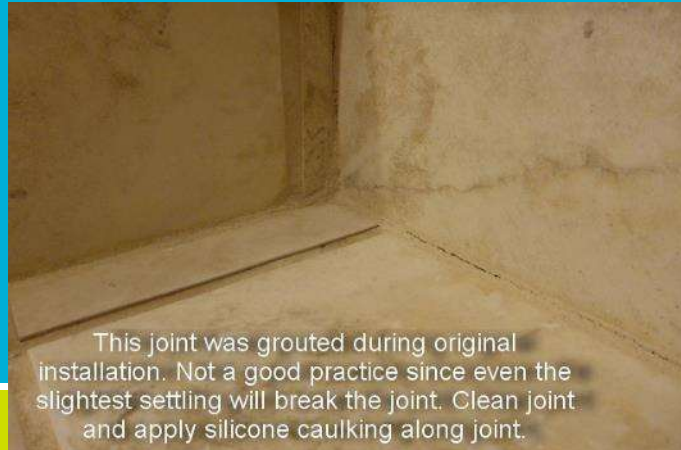
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**10 INSIDE COVERS**

## Check and maintain...

- Learn how to patch drywall
- Catch dirt at entries
- Watch for areas consistently damp or wet
- Watch for loose or uneven floor transitions and trip haz
- Seismic straps for shelves and tall cabinets



## “Broken” looks like...

- Anytime you can see inside the wall cavity
- Uneven steps, loose or no railing at stairs
- Sagging/wet drywall (signaling deeper issue)

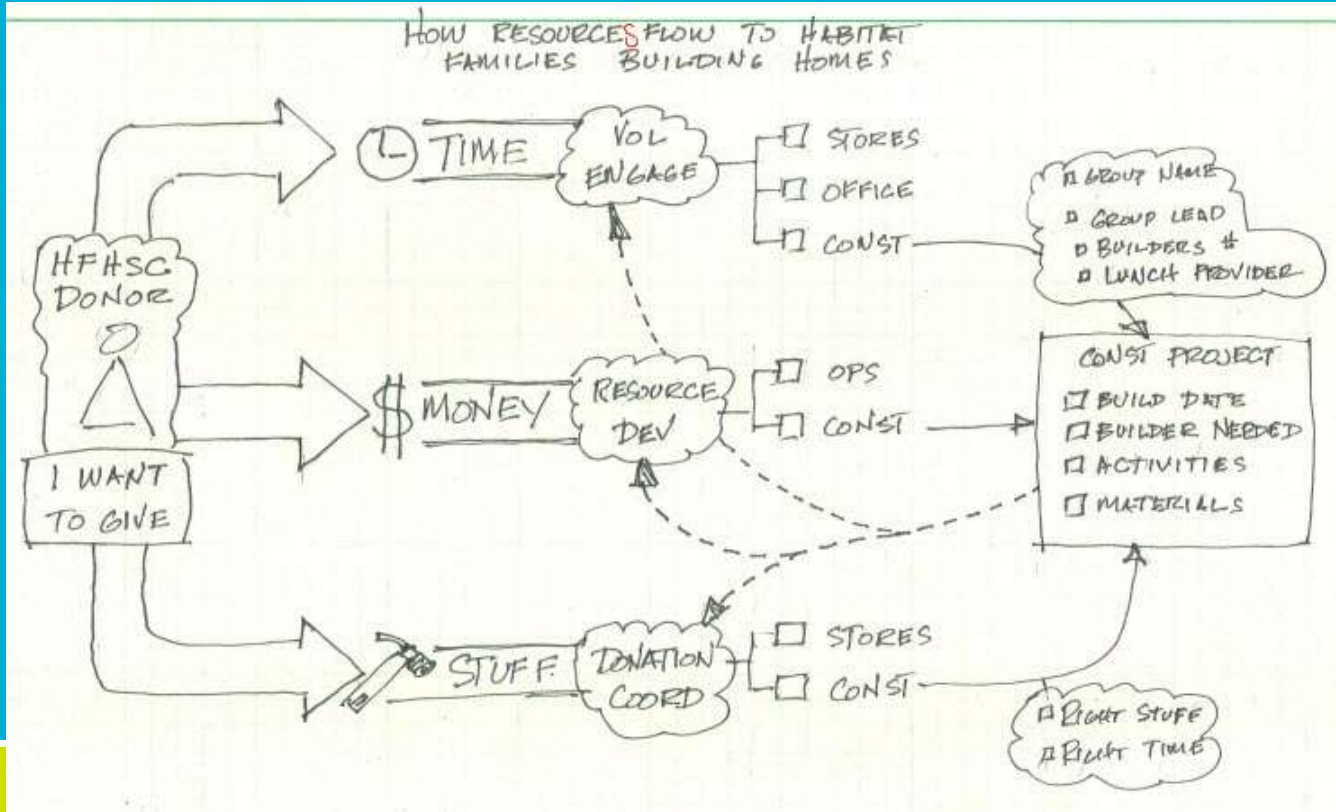


# Appreciate your time and attention

- Content located on Construction Desk
- Email [canderson@habitatsnohomish.org](mailto:canderson@habitatsnohomish.org)
- Come help us build homes – great way to learn how houses work

# How we work

(help Habitat families build a home for themselves)



## Version 1

Comments welcome from all  
quarters July 2018

*Next version addresses two  
critical omissions*

- How do Habitat Families fit in?
- Where does outreach to faith veteran business groups impact the donor experience?

Also change...

Call it TALENT/TIME (not TIME)

Call it ADMIN (not OFFICE)

Version 2 in Aug '18 at the  
[Construction Desk](#)



Thanks for helping us build!