



## Spring 2012 Newsletter

It doesn't matter who  
your Home Watch  
company is, until it  
does.

We are licensed  
and insured.

We are a full-time  
business.  
Managing your  
property is not a  
hobby.

We have 40 years  
of residential  
construction  
experience.

With the spring season upon us most part-time residents have departed or will do so shortly. After departure, East Coast Home Care begins proactive measures to minimize perils client properties may be exposed to during the summer months.

- Water main shut off, toilets covered, drain stops down
- Electric water heater breakers off
- AC preventative maintenance done (if selected)
- Appliances not in use unplugged
- Gutters & downspouts cleared
- Shrubs cut back away from property (we request this from landscape company if under HOA)
- Loose items in from lanai

## Storm Protection

- By June 15th all homes will have a qualified crew assigned to them. The lead person will have reviewed the property by this date.
- Accordion shutters should be serviced **1x per year to assure tracks are clear and mechanics are working properly.**
- It is important that all panel applications that have a bolt that goes into the house (head shows on exterior) be inspected for stripped heads, pulled anchors, stuck bolts and anchors filled in by mud dobbers.
  - **It is strongly suggested that after a few up & down cycles or painting of the house that all bolts of this nature be replaced.**

## Exterior Painting

Stucco houses typically need to be repainted every 6 - 8 years. New homes that were painted prior to the PH falling in the fresh stucco or homes that were not primed/sealed may require paint earlier.

If you are considering painting in the fall you should lock up a price & date now. East Coast Home Care works with a number of qualified painters, some of which are currently booked into the fall. We are familiar with the variety of approval forms required by different HOA's along with the color selection process.

We have over 20 licensed & insured vendors to address your capital improvements, repairs and/or maintenance needs.

Next issue we will discuss:

Salt systems for pools

New rules for pool motors -- two speed & variable

Landscaping

## Sealing Pavers

This is a sticky subject that requires some thought pertaining to aesthetics, function & risk.

Pavers that have not been sealed can be sealed with a water-based product or solvent-based (Xylene)

- Xylene-Based Product
  - Very durable and can generate the high gloss look that many homeowners desire. It is the most common choice for high wear areas like a driveway.
  - Shine can be adjusted by choosing the appropriate product.
  - Concern is trapping moisture creating a milky appearance that can be quite expensive to solve. The "lay of the land" coupled with the substrate under the pavers are the most common causes of moisture.

We are currently sealing driveways with a Xylene-based product but we are migrating to a one coat application (rather than two) and we suggest not reapplying for 3 - 4 years even if surface has faded.

- Water-Based Product
  - Not as durable & does not generate the high gloss look but eliminates the risk of trapping moisture.
  - This is an excellent application for lanai pavers that do not have to stand up to tires or if you just do not wish to be exposed to the risk of trapping water.

## Sliding Glass Doors/Windows

Over time the rollers on sliders will need to be replaced. If you find yourself tugging to close your slider or snapping handles off, it is most likely time to change the rollers.

Same goes for windows. If you find a window difficult to open/close or it seems to cock to one side, it most likely needs service.