



Shepherd Care®

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To Care for People Where They Live and Work

COMMUNITY Care TOPIC

Why Home Maintenance?

Most damage to homes now days is due to water damage, be it leaky windows and doors, roofs, bathtubs or showers, stopped up gutters and downspouts, or ponding surface water along foundations. Water damage can come from leaky faucets, water lines and drains, sinks, bathtubs and from rains and or snow!

Unfortunately, insurance companies know this, therefore have exclusions written into each of their policies which leave homeowners standing empty handed.

Another factor to keep in mind are insects. Believe it or not carpenter ants, termites, and such, cannot live without water! They are in fact attracted to water, Therefore any water soaked or damaged wood is an oasis that perpetuates their colonies and causes them to flourish.

Needless to say, water is the main culprit as to why paint wood products are in constant need of scrapping and painting. Sun damage is due to the heat of the sun drawing the water up and out from behind the paint, thereby lifting the paint off of the wood

Another leading cause of damage caused by water is mold! Wood decay is caused by mold keep it dry and mold free and it will last for centuries

Wood decks are constantly being exposed to water and airborne spores from being close to the ground and surrounding trees therefore you will see a much higher degree of damage on them verses an eave on your house.

Personally, I find sealing a deck periodically to be futile seeing you are sealing the bacteria and mold to the deck itself much like an aquarium which is a perfect breeding ground. That's why I recommend a 50/50 bleach to water solution on a warm sunny day. The sun activates the bleach and kills the bacteria and mold. Using a simple garden type pump sprayer take only a few minutes and if done twice a year will keep the condition of your deck for years.

So, in these days of high insurance premiums and deductibles (that do not cover any kind of water damage at all) one can easily see the necessity for keeping vigil over these areas maintenance is a must, unless you've got plenty of money around to pay a contractor like me who would only be to glad to take it. LOL!!!

Introducing your Community Chaplain
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Co-Authored Article Series:

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"Therefore, whosoever heareth these sayings of mine, and doeth them, I will liken him unto a wise man, which built his house upon a rock: And the rain descended, and the floods came, and the winds blew, and beat upon that house; and it fell not: for it was founded upon a rock."

Matthew 7:24-25

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