



3112 West Summit Ave.
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or contact us via e-mail at
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We take the stress out of home repairs!

Homeowners Maintenance Newsletter

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Inside this issue!

- Seasonal Checklist
- Testimonial
- Newsletter Signup

Our Service Partners

ReMax Town & Country

Peggy Conaway
610.721.9849

Jared Colligan Plumbing

Jared Colligan
484.798.3210

Brandywine Valley Heating & Air Conditioning

Mark Ronayne
610-692-3900
www.bvhvac.com

Bell Tavern Property Services

Christopher & Jeana Steiner
484-798-0251
www.belltavern.biz

KLM Electric, LLC

Luis O. Molavoque
610.952.8621

Seasonal Maintenance Checklist



Fall is the time to prepare your home for the coming cold weather.

- Disconnect garden hose** and if you can locate the indoor shut off (if you have one) shut off the water from inside the house. Then open the exterior faucet to drain any water from the outdoor faucet.
- Install an exterior insulated cover** (as a precaution). ⇨
- Clean and check downspouts and gutters.**
- Lower storm windows** and lock to prevent drafts.
- Dryer Vent inspection;** remove lint from pipe and behind dryer. Do not store items near or behind dryer.
- Check for old, weakened washing machine hoses.** Inspect for bubbles forming on the exterior of the hose, moisture around the fittings or on the floor. HMC would recommend replacing the original rubber hoses every 3-5 years. The stainless steel braided hoses are your better choice for around \$30. A water alarm (\$15) can also detect water on your floor and provide you a warning of a potential flood.
- Outlet Safety** - Pictured is a GFCI which continually monitors the flow of electricity to that receptacle. To properly test a GFCI use the tester in the photo, this will simulate an electrical issue and if successful should trip the GFCI and shut off the indicator light and shut off power to the receptacle. Just simply press the reset button and everything should be back to normal. If not KLM Electric could help you with any electrical issues in your home. Just ask for Luis!



Chase Mortgage Banking

Thomas J. Knee
215-864-5743

Curotec

Brian Dainis
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Thrivent Financial

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Our Service Team

Ed Popchock

Clark Shultz

Tom Lackey

Tony Cifelli

- Check exterior lighting;** bulbs working; timers set and functioning.
- Remove window air conditioners;** clean or replace filters.
- Clean and inspect front & rear door's bottom weather strip and threshold to remove debris.**
- Test your smoke alarms and change your batteries.** Smoke alarms greater than 10 years old should be replaced with fresh ones. Vacuum them with the soft attachment from your vacuum on a regular basis.



- Test run your HVAC System** prior to the colder temperatures and change your HVAC filter in your warm air furnace or your heat pump every 30 days during the upcoming season. Maintenance agreement available through Brandywine Valley Heating & Air Conditioning.

- Inspect for defects** in weather damaged door frames, garage door frames, window frames and siding damage. Replace and/or paint.



Need some help with your Fall Maintenance and Inspection?

HMC offers a Home Maintenance Evaluation at a very reasonable cost that will help you identify maintenance issues.

Call HMC today to find out more!
610-733-9045

Customer Testimonial

"HMC was on time and solved our maintenance issues the first time! We've since used them on 12 of our other properties for painting, remodeling, and maintenance. We are 100% satisfied and would recommend them to family and friends."
Christopher @ 128 Madison Way



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