



# Home Maintenance Concepts

3112 West Summit Ave.  
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We take the stress out of home repairs!

# Homeowners Maintenance Newsletter

February/March 2013

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## Inside this issue!

- Home Maintenance
- Dryer venting/cleaning
- Exterior faucets

### Our Service Partners

#### ReMax Town & Country

Peggy Conaway  
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#### Jared Colligan Plumbing

Jared Colligan  
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## Why a Home Maintenance Evaluation?

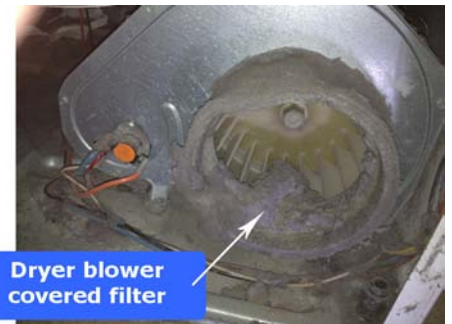
By Ed Popchock, Owner  
Home Maintenance Concepts LLC

**You either have just purchased or currently own a home.**

This is the American Dream. This could very well be your single largest investment during your lifetime. A home maintenance evaluation will maintain the value of your home. A home evaluation will help identify potential issues in your home prior to them becoming more costly to repair. They may start out as a minor inconvenience and then may end up costing you much more to repair or replace once the problem worsens.

### THIS MONTH'S TOPIC: Dryer venting, cleaning and operation

**Vent system cleaning-** HMC suggests that you inspect your dryer vent system every 6 months. Look behind your dryer in case anything has fallen behind the dryer. The item may have damaged the venting pipe, dislodged the pipe or caused the pipe to become disconnected.



Dryer blower covered filter



Stocking not a good filter

Abandon foil piping

**Dryer venting-** If you have a foil covered or vinyl piping connected to your dryer this needs to be replaced. Current standards require hard piping to prevent lint build up and extended drying times. Check your exterior exhaust to see if it is clear of lint.

(see Building code note below\*)

## NV Interior Design Artisans

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[www.interiornv.com](http://www.interiornv.com)

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## Our Service Team

Ed Popchock

Clark Shultz

Ricardo Lopez

**Dryer piping-** If you have ridged dryer piping you will want to be sure that it has not been assembled with screws. The screws penetrate the pipe and lint then can catch and build up on the interior of the dryer vent pipe. This will reduce the air flow and lead to a larger blockage.



**HMC suggests dryer cleaning-** HMC suggests that the interior of the dryer be cleaned as well. We have found paper clips, plastic bags (please see the photo) and an excess build up of lint. This can reduce the efficiency of the dryer, extended drying times and increase energy consumption. Never store any items around your dryer as this may reduce the air flow around the dryer and extend the times for drying and increasing your electric bill.

A 45 degree bend in the vent will reduce the total allowable length by 2 1/2 feet and likewise a 90 degree bend will reduce it by 5 feet. Clothes dryer manufacturers set maximum allowable height requirements that may differ between models.

### \*THE 2009 BUILDING CODE

Information on the dryer venting system is outlined in the book "2009 International Residential Code for One- and Two- Family Dwellings," published by the International Code Council. The maximum allowable length of the dryer vent is 25 feet.



### *A Winter Tip*

**Cold temperatures-** Be sure your exterior faucets are shut off, hoses disconnected. Once this cold spell starts to let up the thawing pipe could lead to a flood into your home.

Home Maintenance Concepts LLC can help you maintain your home by assisting homeowners in reviewing the maintenance schedules. Spring/summer inspections of your home exterior can help minimize the repairs to your home before they become a major expense. Fall/winter inspections can provide a piece of mind during times of cold wintery conditions when it is more difficult and costly to perform these types of repairs.

**Contact HMC so we can help you through the winter months.**