Graphic guide to

# Residential Home Maintenance




Lucas Kirschenbürg

First Edition

# Hello!

Managing a thriving home inspection company & custom home building firm has been my lifelong passion. Husband to a very STUBBURN patient wife & proud father of a beautiful little girl! I'm Lucas Kirsch.

This little manual is all about taking care of your home. When it comes to decisions about fixing or improving your house, it's crucial to understand why you're doing certain things & how they help.

In these pages, I use simple drawings to explain why different maintenance choices matter for your home. Whether you're someone who just wants to keep their home in good shape, a homeowner looking for practical tips, or even a DIY enthusiast wanting to understand the basics, this manual is designed for you.

Keeping your home in top condition isn't just about doing what seems right; it's about making choices that improve your living space. This manual is here to guide you in a straightforward way, making home maintenance a breeze.

inspectagram.io

# Do me a solid, this stuff was a grind to make ; )

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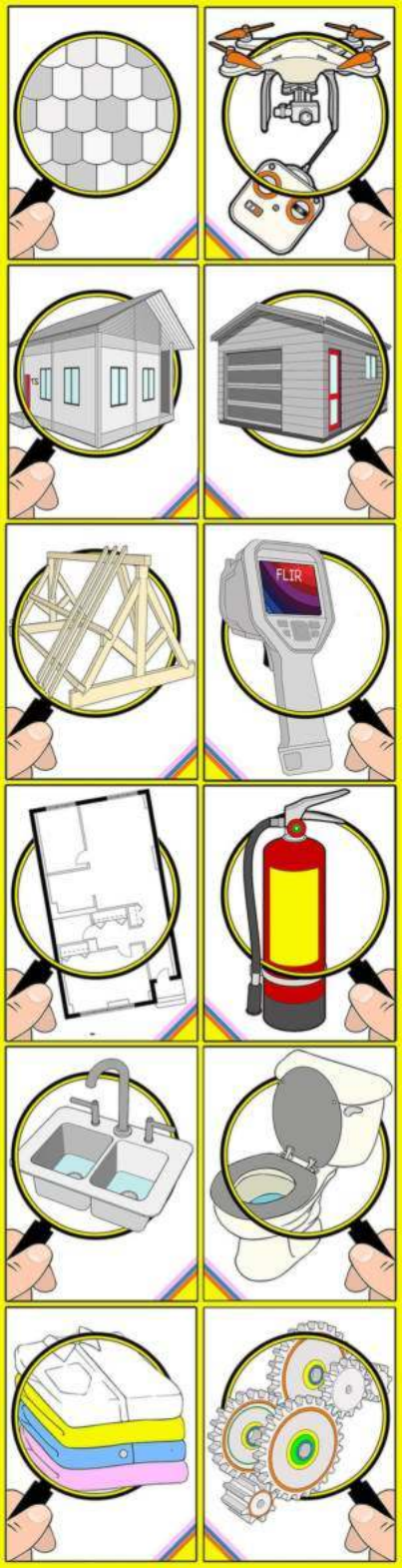


Despite our attempts to navigate the labyrinth of building codes & suggestions mentioned in this riveting piece of literature, it's time for a reality check - there's no one-size-fits-all in the world of blueprints & hard hats.

So, it's probably a good idea for you consult local codes & building departments to ensure compliance in your specific location.

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NOTHING makes you more productive than last minute!





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# BE PROACTIVE

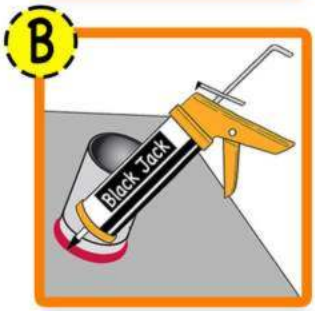
**Residential roof problems**, from loose shingles to leaks, these issues underscore the importance of regular maintenance. Timely inspections & repairs prevent minor issues from escalating, saving homeowners from costly repairs & premature roof replacement.

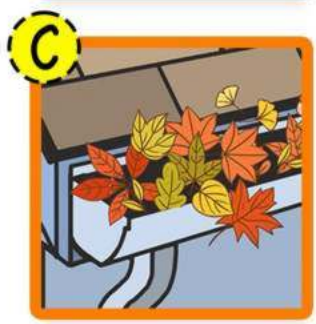
**A. Grab binoculars** or launch a drone for routine roof checks especially after major weather events.

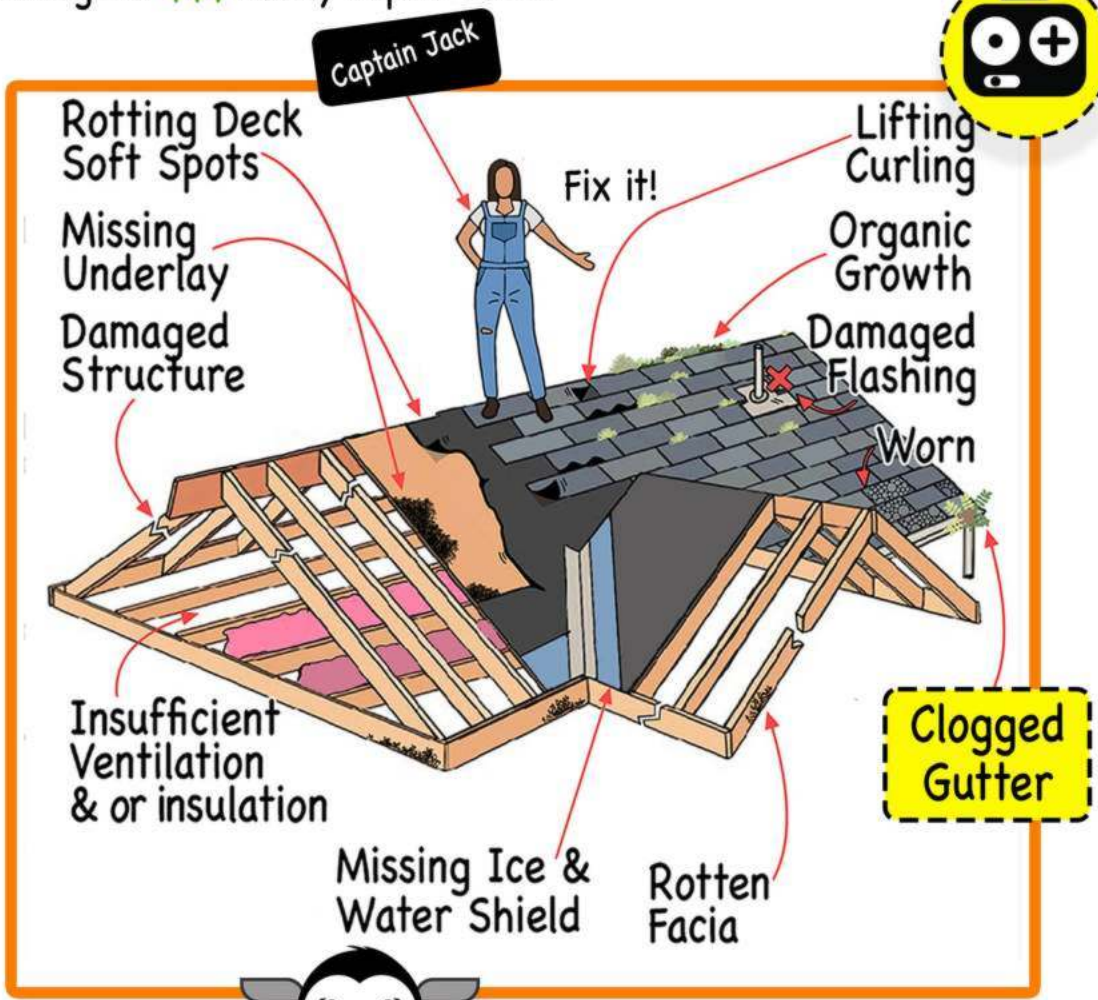
**B. Roof utility penetrations**, including vents, chimneys, & skylights, are all potential entry points for water & can lead to leaks if not properly sealed or maintained.

**C. Gutter duty:** Keeping the flow for a happy home! Clear those gutters to dance away water damage & $$$ costly repair blues.



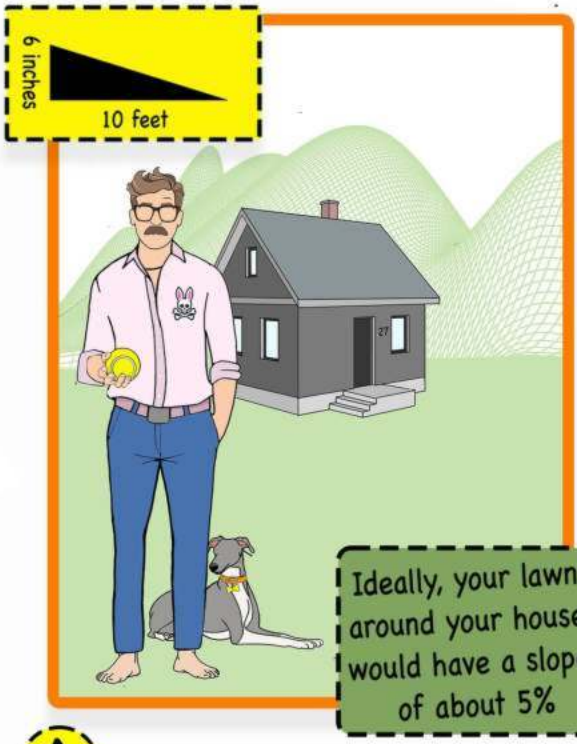






by L.Kirschenbürg

# Anticipate & take action.




Effective water drainage prevents potential water damage & foundation issues.

**A.** Sealing foundation cracks is vital for maintaining structural integrity; if a crack can fit more than two quarters, consult a structural engineer.

**B.** Sanding & sealing exterior surfaces of your home is a routine upkeep measure that enhances durability & preserves the aesthetic appeal.

**C.** Caulking penetrations on the exterior of your home is essential for preventing water infiltration, enhancing energy efficiency, & maintaining a secure & weather-resistant envelope.

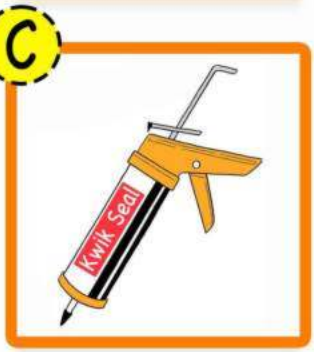
A




B

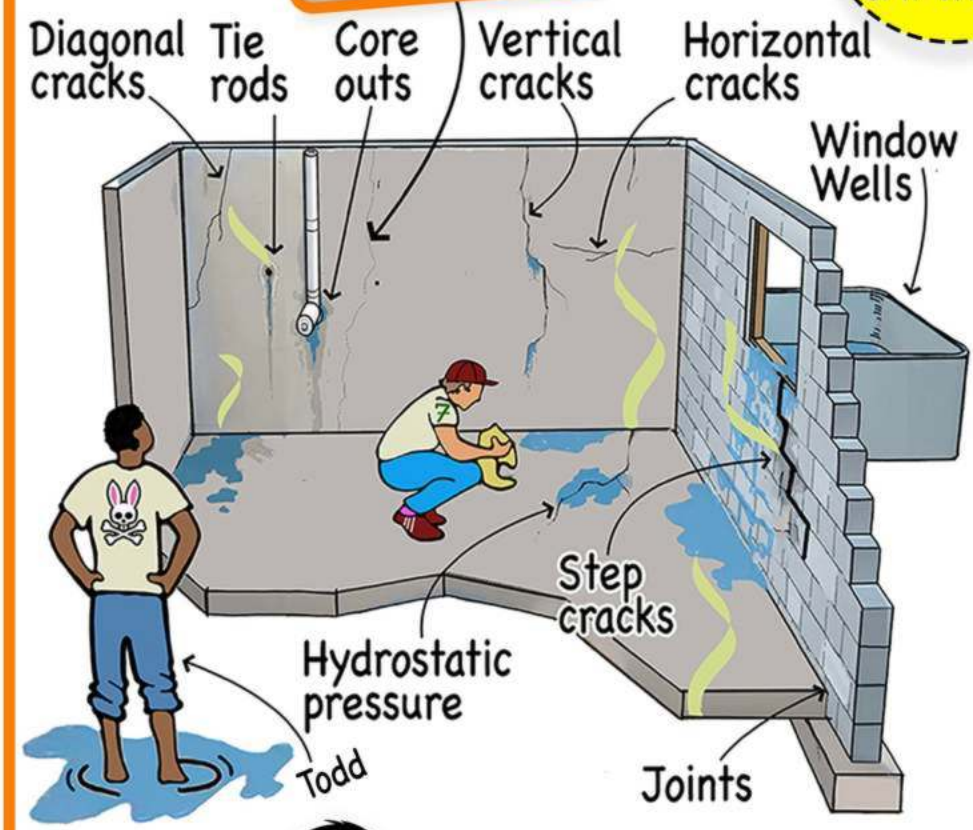


C




## Typical Micro Fractures

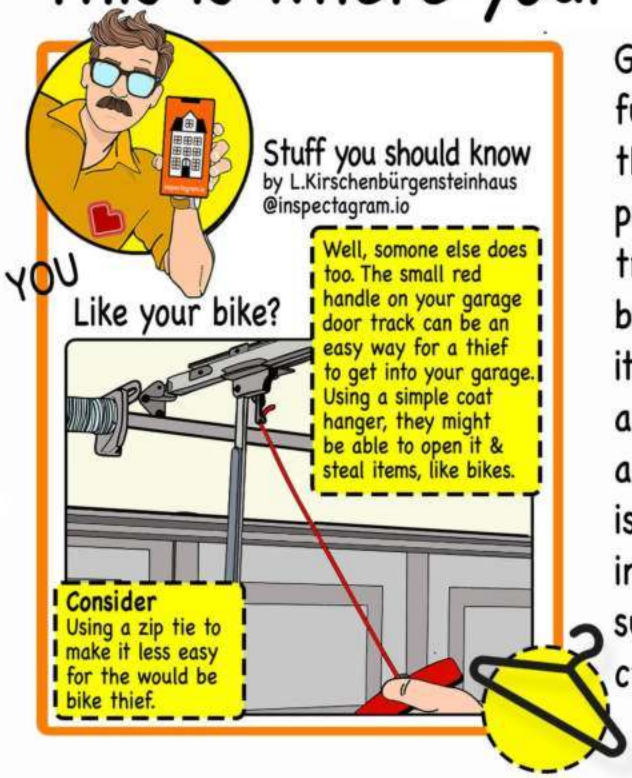
Concrete is known for 2 things. It's grey & it cracks.



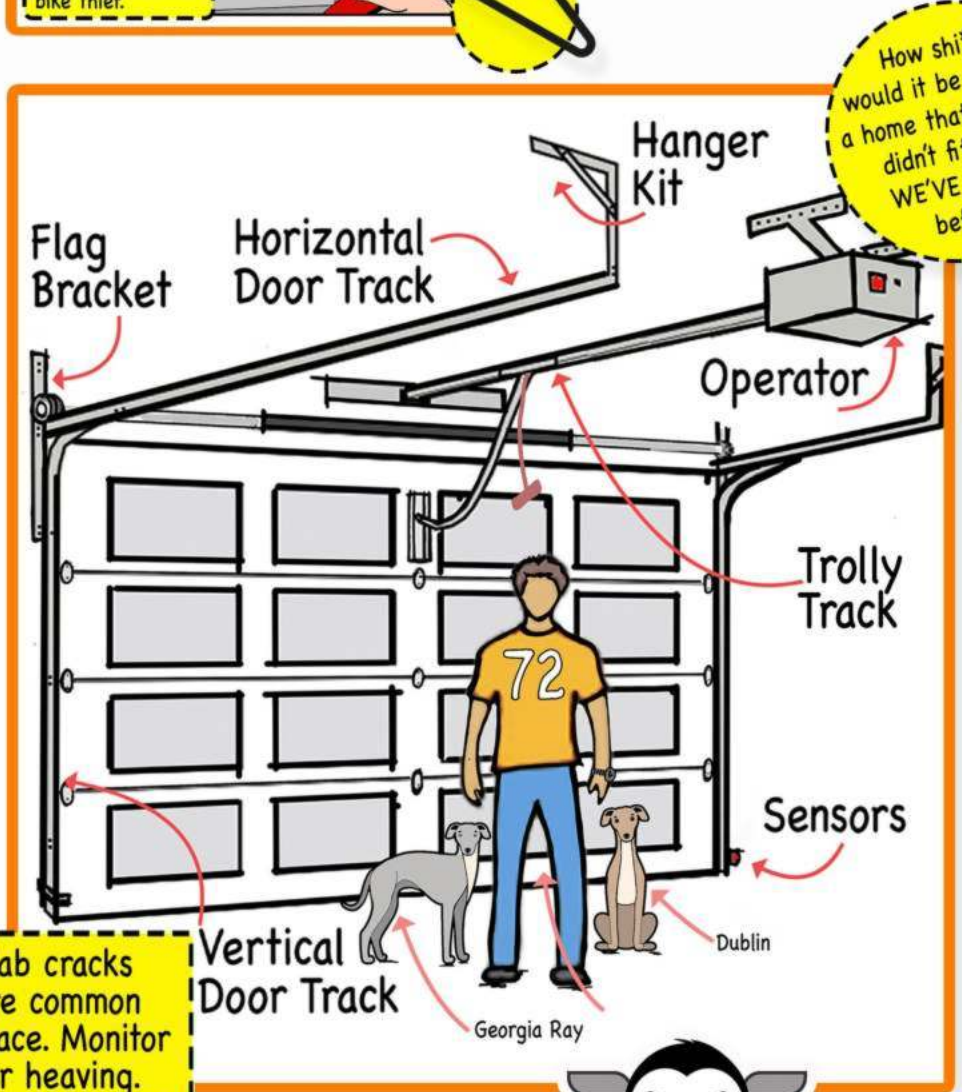


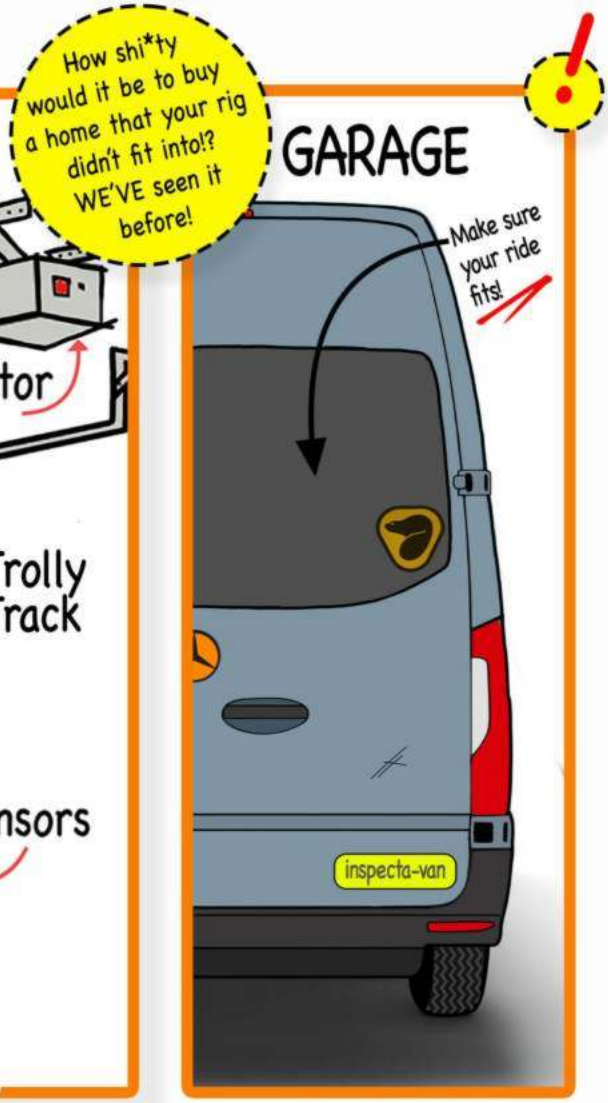

by L.Kirschenbürg

# This is where your horses go




Garage maintenance is essential for ensuring a functional & organized space. Regularly inspect the door & its mechanisms to address any issues promptly, such as worn-out springs or misaligned tracks. Keep the garage clean & well-organized by decluttering regularly, disposing of unnecessary items, & storing tools and equipment in designated areas. Check for signs of water damage or leaks, as a dry garage prevents potential structural issues & protects stored belongings. Additionally, inspect the flooring for cracks or uneven surfaces, addressing any necessary repairs to create a safer & more comfortable environment.



# JUST SOME SOLID TIPS




**Latch your hatch** Your scuttle hole is crucial for maintaining energy efficiency, temperature control, & preventing conditioned air infiltration,ensuring a comfortable & safe home environment.



**Leak Smart technology** in your home is crucial for early detection & prevention of water leaks, helping to minimize potential damage and avoid costly repairs; especially in areas like basements, kitchens, & bathrooms.



**Doors & Windows. Caulk & Seals.** Preventing drafts at D's & W's involves regularly checking & replacing weatherstripping, using draft stoppers, & applying caulk or sealant to maintain a tight seal.



**Smoke Detector Tests.** Regularly testing ensures they work effectively. Why do we like NEST? Because it alerts your phone.



**Pest Control** this is crucial in maintaining a healthy home, preventing potential damage, & addressing infestations.



**Dryer Vent Cleaningr** It's essential in preventing lint buildup, reducing fire hazards, & maintaining good efficiency.



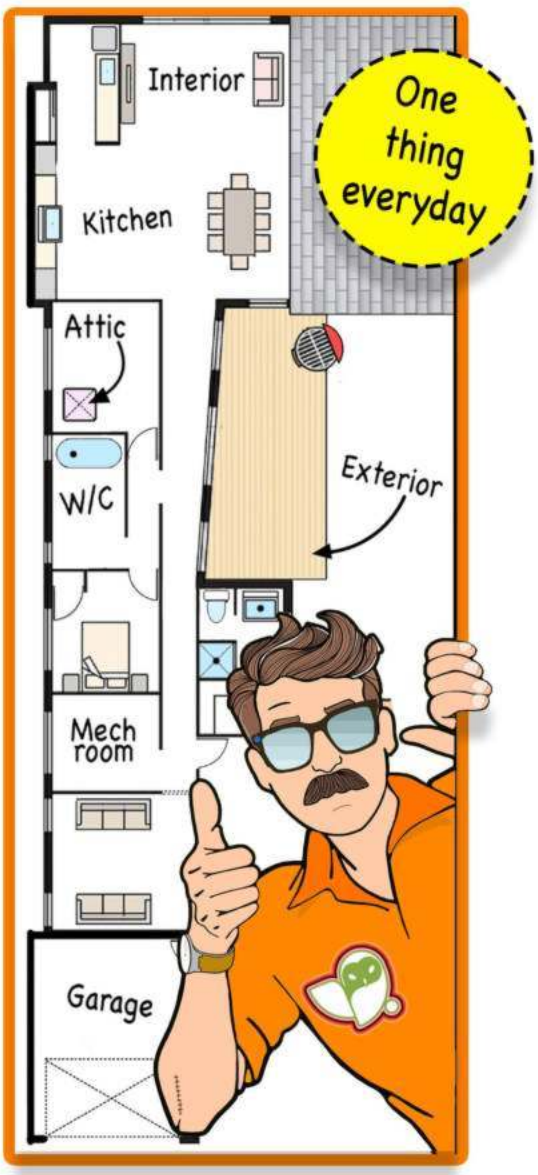

**OTR and Bathroom Fans** cleaning these is vital for maintaining air quality, preventing fire risks, & ensuring proper ventilation.



**Clean Grout Trick** Use a mixture of baking soda, vinegar & soda water, scrubbing with a brush & rinsing thoroughly.



**Vacuum Heat Registers** helps maintain optimal flow & reduces the accumulation of dust & debris.



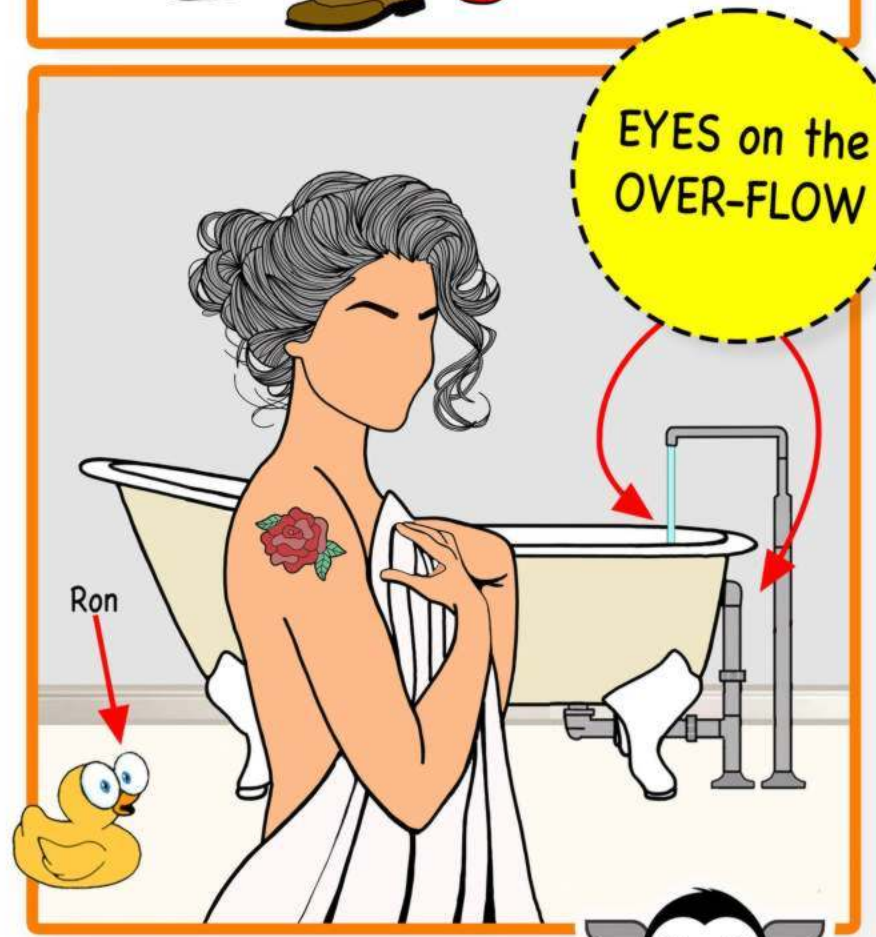



by L.Kirschenbürg

# HAVE A SEAT...




**Cleaning HACK**, consider using Cola to refresh your toilet. Simply pour a can of the soda into the bowl, let it sit for 15-30 minutes to allow its acidity to break down stains and mineral deposits, then scrub & flush. Also, as part of reg maintenance, periodically check your toilet for stability & leaks. Observe the water level in the bowl & address any consistent water flow or instability promptly.




The tub **OVERFLOW** is a crucial component that prevents water from overflowing and causing damage to the surrounding area. It typically consists of a small opening near the top of the bathtub wall. The overflow drain is connected to the drainpipe, allowing excess water to flow out if the main drain is blocked or if the water level gets too high during use.

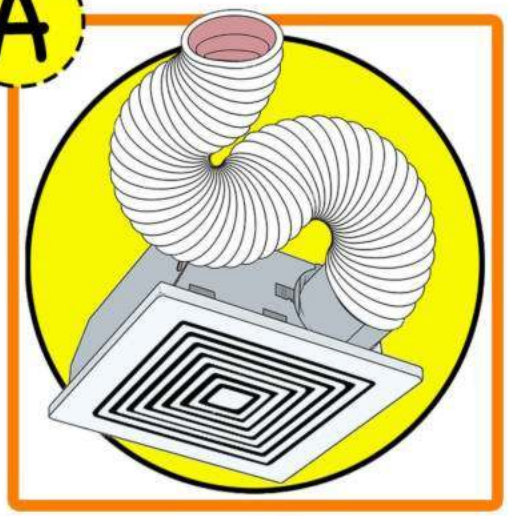
Regularly checking & ensuring the proper function. Thank me later!



by L.Kirschenbürg

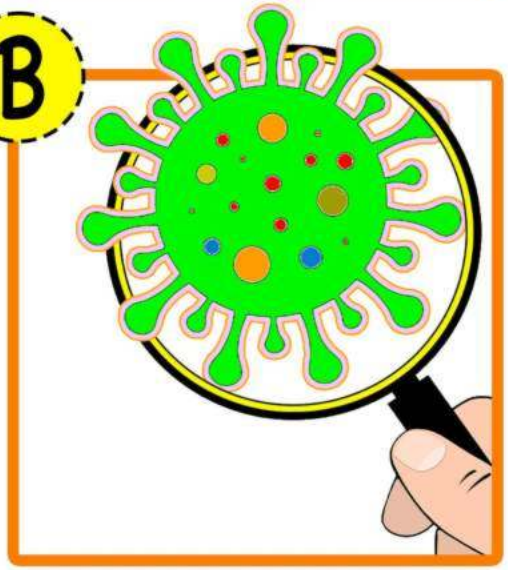
# EVER HEARD OF SWEATY "WALLS?"

A



Run the bathroom fan for 15-20 minutes post-shower to manage moisture and avoid potential issues like sweaty walls. Checking the attic for disconnections is crucial, especially in colder climates, as it prevents moist air from causing problems like attic rain, which can be an expensive fix.

B



Regularly wipe down surfaces, fix leaks promptly, and employ preventive cleaning measures to discourage mold growth. Utilizing a dehumidifier, sealing grout lines, & monitoring indoor plants contribute to managing humidity levels. Taking these steps ensures a dry and well-ventilated bathroom, reducing the risk of mold formation & promoting a clean and healthy living space.

C




Adding a timed switch to your bathroom is like injecting a bit of fun into your routine. Picture this: you flip the switch, & the countdown begins, challenging you to wrap up your bathroom activities efficiently. It not only adds a playful touch but also helps save energy by ensuring lights aren't left on unnecessarily.



by L.Kirschenbürg

# DON'T GO BACON MY HEART




Using a hood fan in your kitchen is a game changer for indoor air quality. It efficiently removes pollutants & cooking odors, ensuring a healthier & more comfortable living space. Trouble sleeping?

Recreate the bedtime magic of your childhood by turning on the hood fan and adding the vacuum's soothing hum. Who needs a sleep playlist when you've got a DIY lullaby? Thanks, Mom, for the unintentional sleep hack!

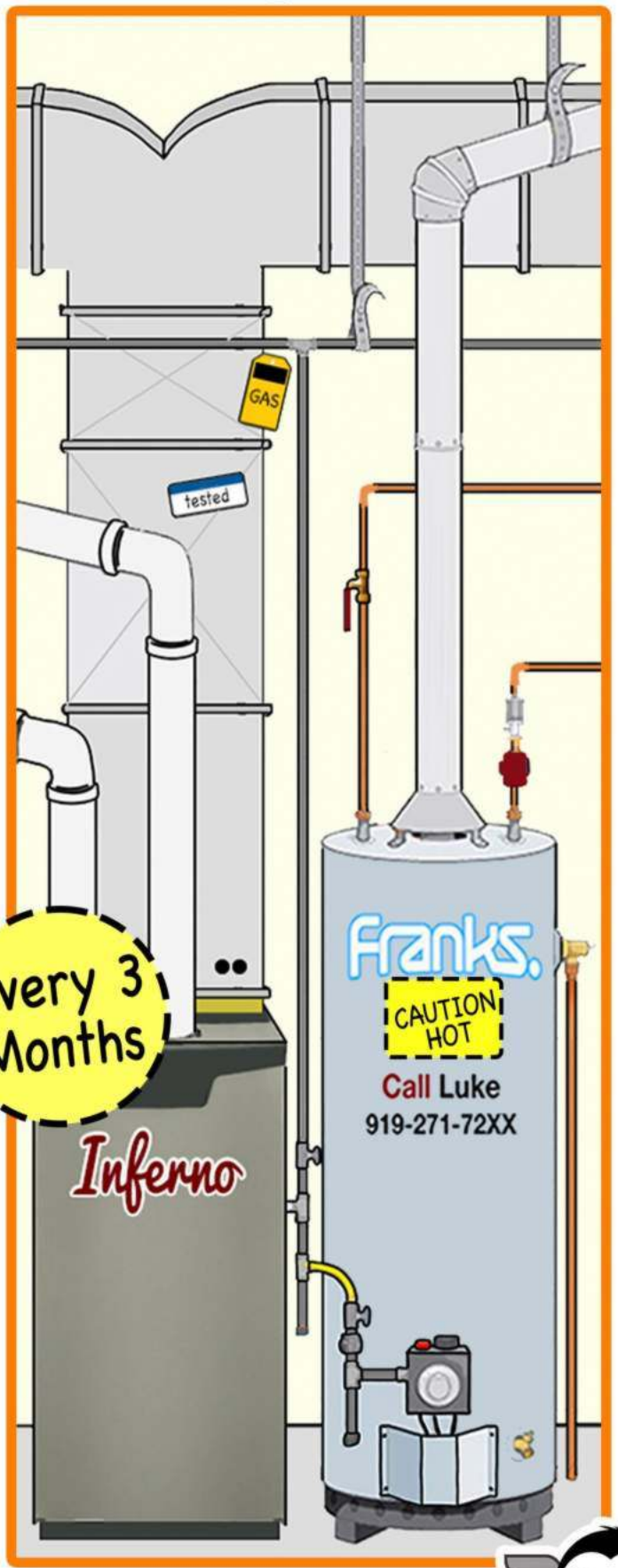



Elevate winter window care by rolling up blinds or screens to thwart ice and condensation. This not only keeps your view crystal clear but also promotes ventilation, a key player in maintaining a fresh and comfortable indoor atmosphere. Ventilation helps combat excess humidity, making your home a more inviting and moisture-free space.



by L.Kirschenbürg

# Shine bright like a diamond...




**HRV Filter:** Clean every 6 months

**Humidifier Filter:** Replace 2-3 months; turn off humidifier before replacing.

**Furnace Filter:** Check and replace every 1-3 months; turn off furnace before replacement.

**Hot Water Tank:** Drain the tank once a year to remove all the sediment build up.

**Furnace:** Inspect furnace area for moisture; wipe away & address leaks promptly.

**Inspect Flue Pipes & Vents:** Clear obstructions, check for rust, & tin tape open penetrations ensure proper ventilation.

**Mech Room Area:** Keep the area clean & free of combustible materials; vacuum to prevent debris buildup. This is your engine bay! Make it SHINE!

**Carbon Monoxide Detectors:** Replace batteries regularly, test detectors, and ensure they're in working order.

**Water Lines:** FEEL whatever you can see (search for leaks) & evidence of old dried water trickle.

**Remember to schedule professional annual inspections for a thorough assessment of your heating system.**



by L.Kirschenbürg

# SIZE MATTERS...

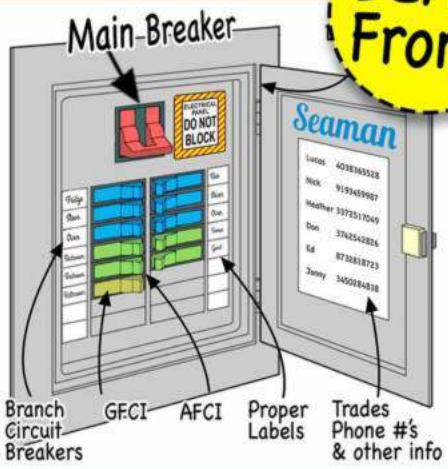


Ensuring the safety of your home's main electrical panel is vital. Maintain a clear 36-inch space in front of the panel, keep the area dry, & promptly address signs of wear.

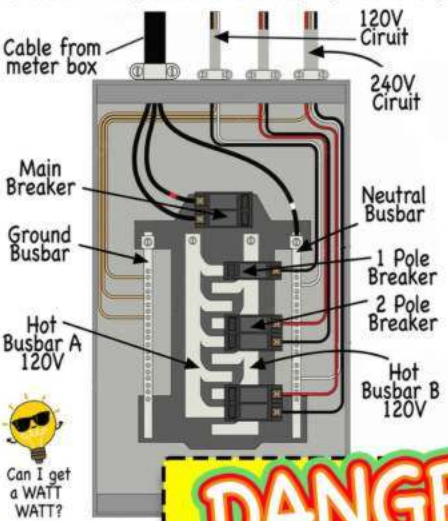
The main breaker in a home, measured in amperes, dictates the maximum electrical load. EG., a typical residential panel might have a 100-amp main breaker, ensuring it can handle various appliances & devices without overloading the system. The right size is vital for preventing electrical issues & maintaining safety. How big is yours? Your insurance company will want to know.

| inches | exact | Main amp |
|---|---|---|
| 3 inches | 7.62 cm | |
| 6 inches | 15.24 cm | |
| 9 inches | 22.86 cm | |
| 12 inches | 30.48 cm | |
| 15 inches | 38.1 cm | |
| 18 inches | 45.72 cm | |
| 21 inches | 53.34 cm | |
| 24 inches | 60.96 cm | |
| 27 inches | 68.58 cm | |
| 30 inches | 76.2 cm | |
| 33 inches | 83.82 cm | |
| 36 inches | 91.44 cm | Above 100 amp |
| 40 inches | 101.6 cm | |
| 42 inches | 106.68 | |
| 44 inches | 111.76 cm | |
| 45 inches | 114.3 cm | |
| 48 inches | 121.92 cm | |

DEAD Front




## The Electrical Panel




DANGER

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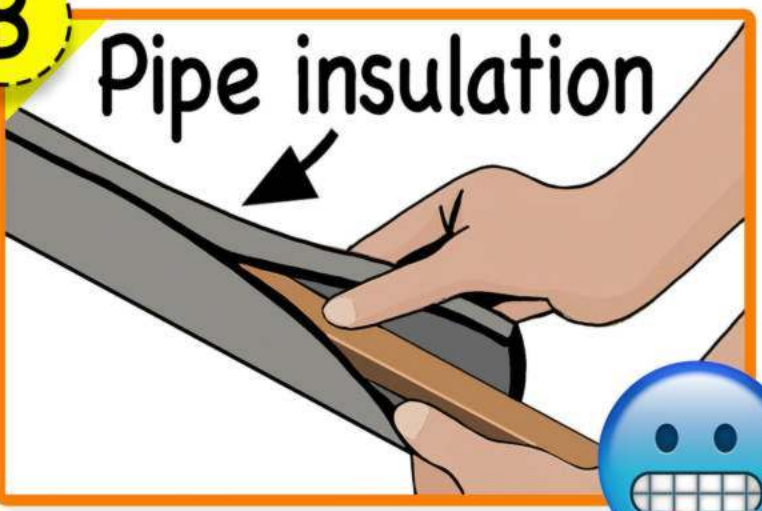
# RATED: EASY

## A Tin Tape



**Tin tape** seals joints & connections, preventing energy waste & ensuring that the warm air your furnace produces stays where it belongs - in your living space. It's the unsung hero keeping your home cozy & your energy bills in check.

## B Pipe insulation



Insulating water lines on exterior walls is like giving your pipes a warm winter jacket. Without insulation, it's akin to leaving a soda can in the freezer - a potential freezing disaster. So, wrap them up, keep them cozy, & prevent winter woes.

## C

Recommended Indoor Relative Humidity (RH)

| Outdoor Temp (°F) | Temp (°C) | Indoor% RH |
|---|---|---|
| 20 to 40 °F | -7°C to 4 °C | 40% |
| 10 to 20 °F | -12 to -7 °C | 35% |
| 0 to 10 °F | -18 to -10°C | 30% |
| -10 to 0 °F | -23 to -18°C | 25% |
| -20 to 10 °F | -29 to -23°C | 20% |
| Below -20°F | Below -29°C | 15% |

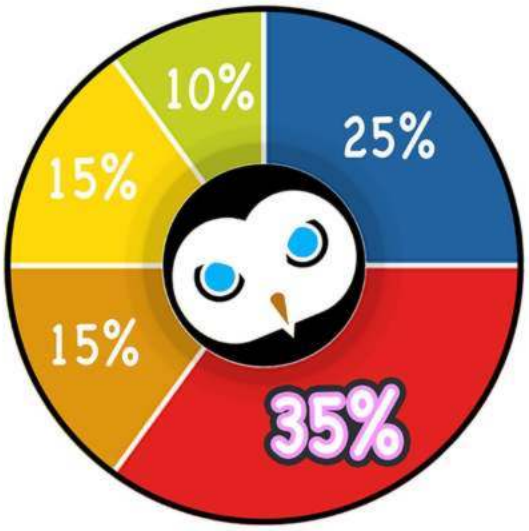
Controlling humidity is like finding the sweet spot for comfort. Too much can lead to issues like mold, while too little causes dryness. Ideal in-home humidity levels should hover around 45%. Maintaining this balance ensures a comfortable & healthy living environment.



by L.Kirschenbürg

# YAY!

## Typical Heat Loss




- Roof
- Walls
- Windows
- Drafts
- Floor

## AVERAGE WATER USAGE



| | | | |
|---|---|---|---|
| Showers & Bath | 31% | Flushing Toilet | 23% |
| Washing Dishes | 12% | Taps | 11% |
| Other | 9% | Washing Clothes | 8% |
| Outside Use | 4% | Drinking | 2% |

Pie

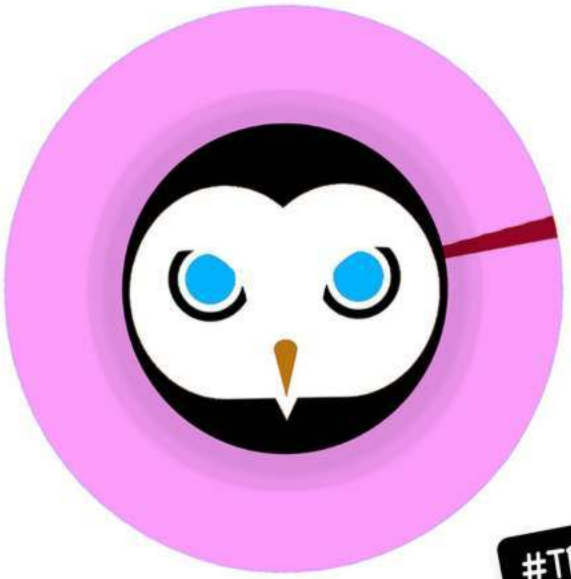
π

## Why it's hard being COLOR BLIND...



- [ ] Paint Selection
- [ ] Carpet Selection
- [ ] Traffic Lights
- [ ] Jigsaw Puzzles
- [ ] Pie Charts
- [ ] People constantly asking "what color is this?"

## What smoke detectors warn you about



#TRUTH

- Your cooking skills
- FIRE



by L.Kirschenbürg

# Chance favors the well prepared!

Out of every one hundred men & women, ten shouldn't even be there, eighty are just targets, nine are the real fighters, & we are lucky to have them, for they make the battle. Ah, but the one, one is a warrior, and he or she will bring the others back.







Having a bug-out bag is like having a safety net for the unexpected. In the event of a natural disaster, it becomes your go-to emergency kit, packed with essentials to sustain you & your family for a few days. From water & non-perishable food to first aid supplies, a flashlight, & important documents, it's a comprehensive survival kit. Whether it's a sudden evacuation or a loss of access to resources, a well-prepared bug-out bag can make a significant difference in ensuring you have the essentials to weather the storm - quite literally. It's a proactive step towards personal safety & readiness in the face of foreseen challenges.



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# SUBJECTS THAT SHOULD BE MANATORY




TAXES



SALES



INSURANCE



SELF DEFENSE



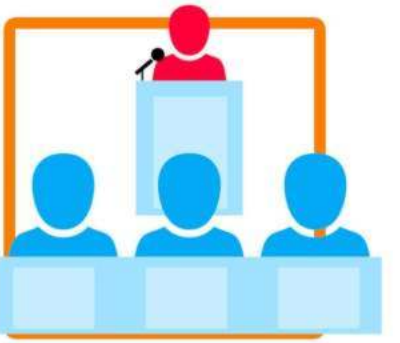
SURVIVAL



SOCIAL SKILLS



SAVINGS



PUBLIC SPEAKING



AUTO REPAIR





TIME MANAGEMENT



CREATIVITY



& HOW TO TAKE CARE
YOUR BIGGEST
INVESTEMENT



by L.Kirschenbürg

YOUR home in YOUR pocket

# The age of photographic evidence



Diligent Documentation

## inspectagram




Inspectagram is your home's passport to protection. This app, functioning as a virtual inventory, allows you to easily, organize & catalog your possessions. In the face of unforeseen disasters, it becomes an indispensable tool for insurance claims, streamlining the process & ensuring you receive the full coverage you deserve. For a minimal cost, this home inventory app proves to be a small investment with the potential to save you a significant bundle in the long run, safeguarding your most valuable assets effectively.

**Don't wait for disaster to strike!**

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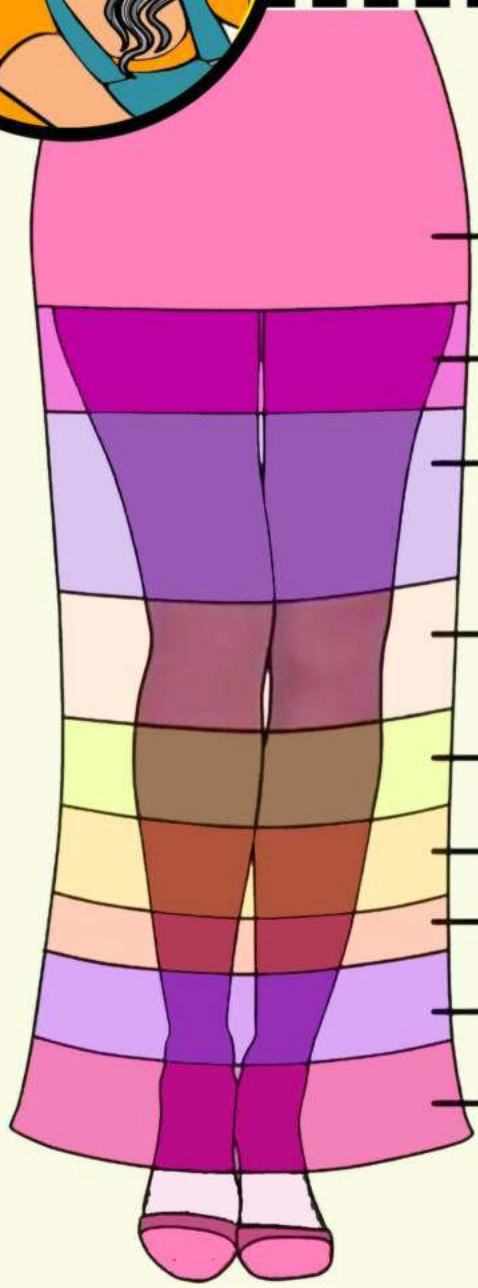
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# What kind of coverage are we talking here?

PROTECT YOUR ASSETS



Taking inventory of your belongings, from clothing & watches to important documents & jewelry, is crucial for safeguarding valuables. This process provides a clear record of your possessions, aiding in insurance claims & recovery efforts in the event of...




- Hurricanes
- Typhoons
- Cyclones
- Earthquakes
- Floods
- Tornadoes
- House Fire
- Wildfires
- Volcanic Eruptions
- Tsunamis
- Droughts
- Landslides
- Blizzards
- Heatwaves
- Sinkholes
- Massive Tree Fall
- Acts of Terrorism
- Biohazard
- The list goes on...

Wife helped me with this one



by L.Kirschenbürg

720 calories



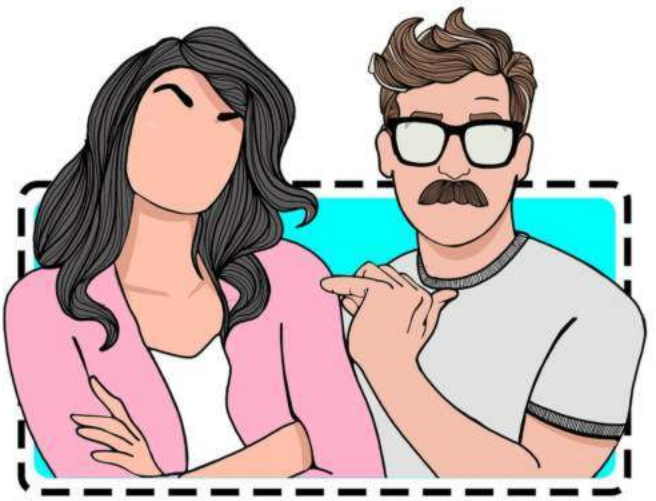
I love you.

Thank you.





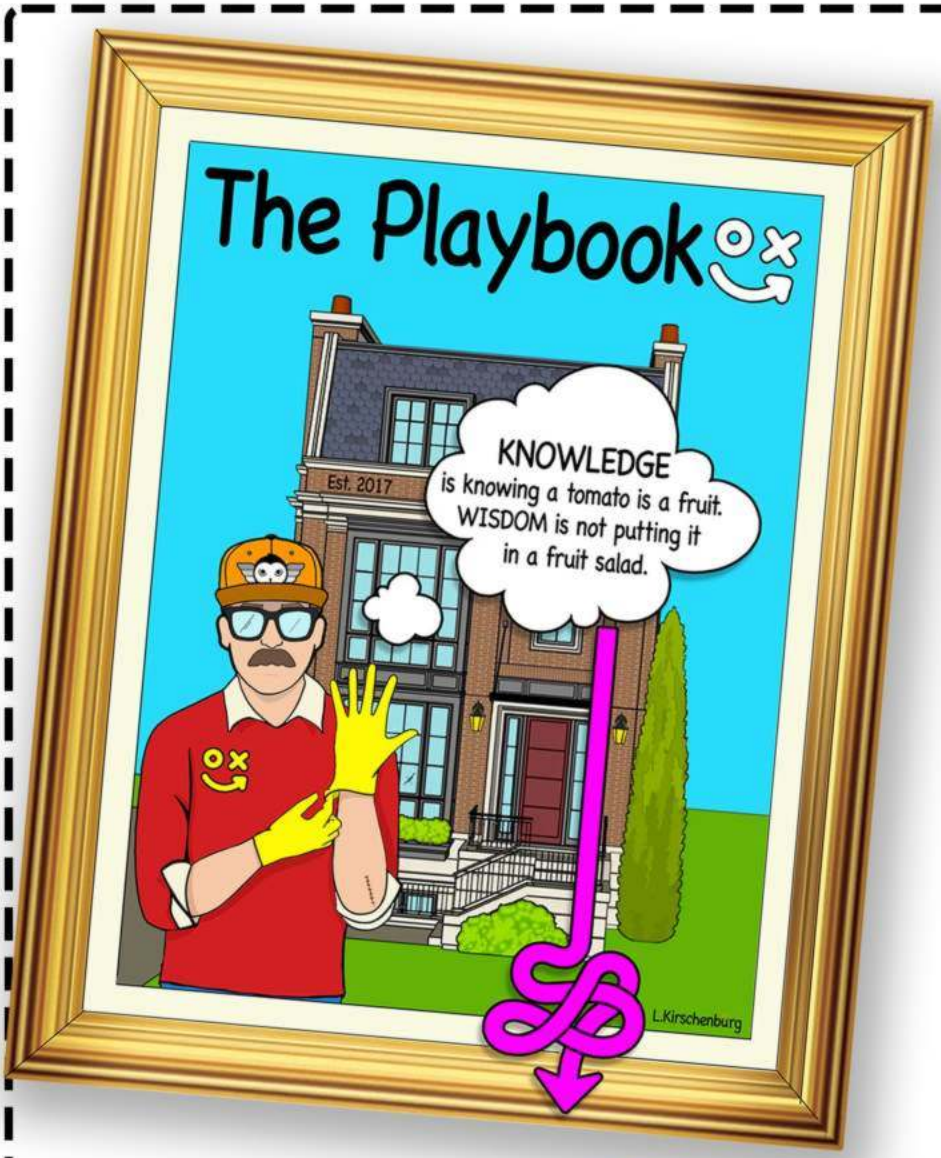
I love you so much.



Thank you so much.



by L.Kirschenbürg




"Inspectagram stands as an essential tool for any investor, offering a comprehensive 'health passport' to stay well-informed about your property's condition. It can also be used as an inventory locker, seamlessly facilitating the management & protection of all your belongings. It's kinda like the most cost-effective insurance policy / piece of mind money can buy.

Want more!?, our detailed reports include a "playbook" for an abundance of valuable info. NO report, no problem! We have your not so little black book accessible at inspectagram.io




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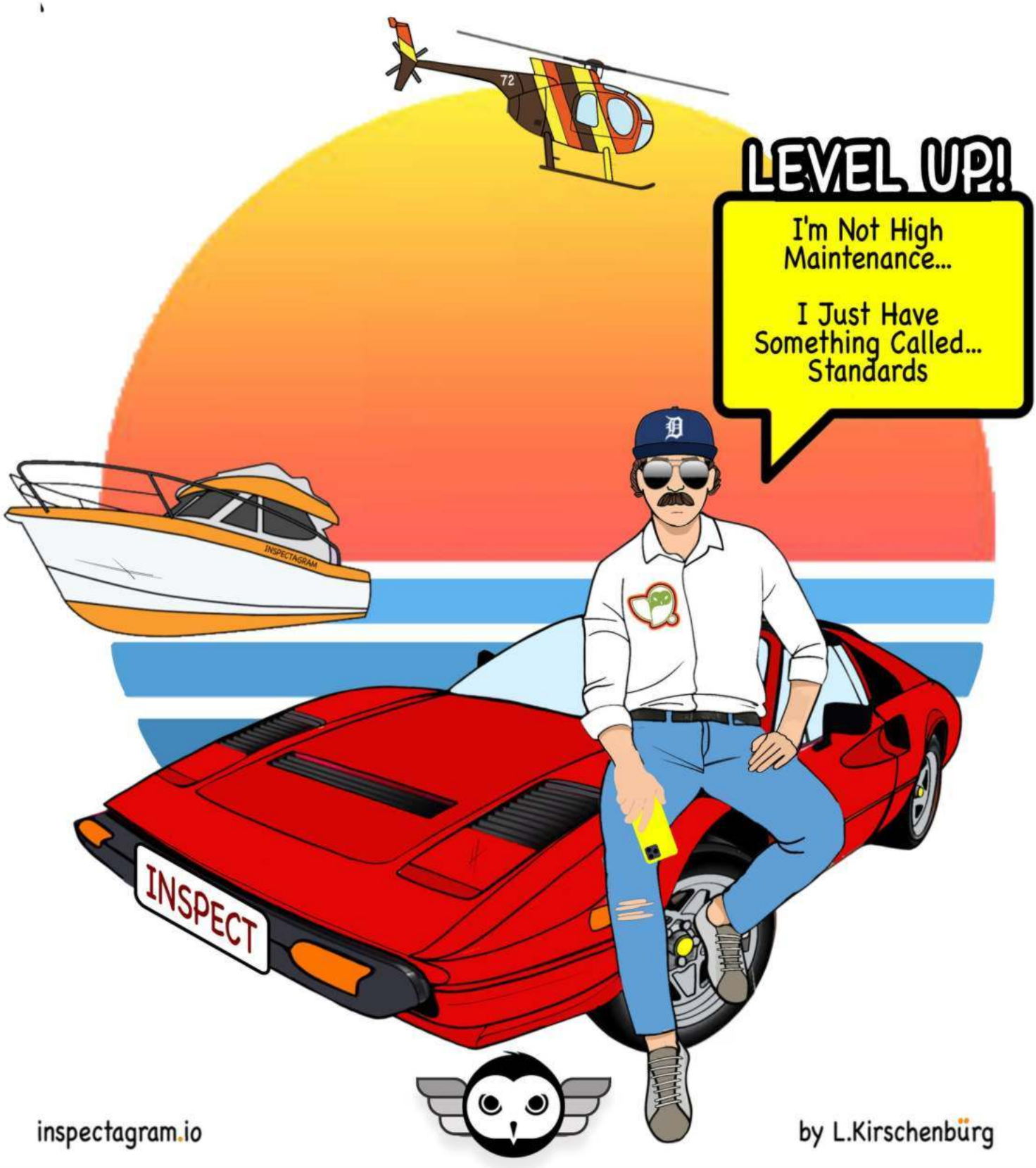
Thanks for delving into this home maintenance guide, crafted straight from the insights of a seasoned construction professional. Leveraging my on-site expertise, we've explored key facets of keeping a residence in prime condition - from the windows to the walls, as Lil Jon would say!

Hopefully, this maintenance guide effectively communicates essential tasks for homeowners, leaving the execution in your hands or the trades you hire. Disclaimer: I'm no artist; visuals are for reference only! And, as my wife insists, before taking any action, it's wise to consult with a pro.

Your practical insights are indispensable - if you have any thoughts, please share them at lucas@inspectagram.io.

# Take care of your stuff and it will take care of you

Caring for your boat, car, & chopper like you would a house ensures they remain reliable & enjoyable to use, minimizing the risk of unexpected issues & maximizing their longevity.



# TELL A BETTER STORY




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## "REAL AD" FROM THE 60'S

When people weren't so easily offended...

Do you have
TIGHT NUTS
or
A RUSTY TOOL?
then use

# WD-40

STANDS 9" HIGH 2" DIAM
(COMPLETE WITH RED KNOB)

* Makes old tools like new again
* Tools slide in & out with ease
* Give better penetration than silicone
* Makes unscrewing a pleasure
* Lubricates ceased doors & more

KEEP A SPARE IN YOUR CAR
FOR EMERGENCIES



Your triggers are your responsibility.
It will never be the worlds obligation
to tiptoe around you. Full Stop.