

General Tips

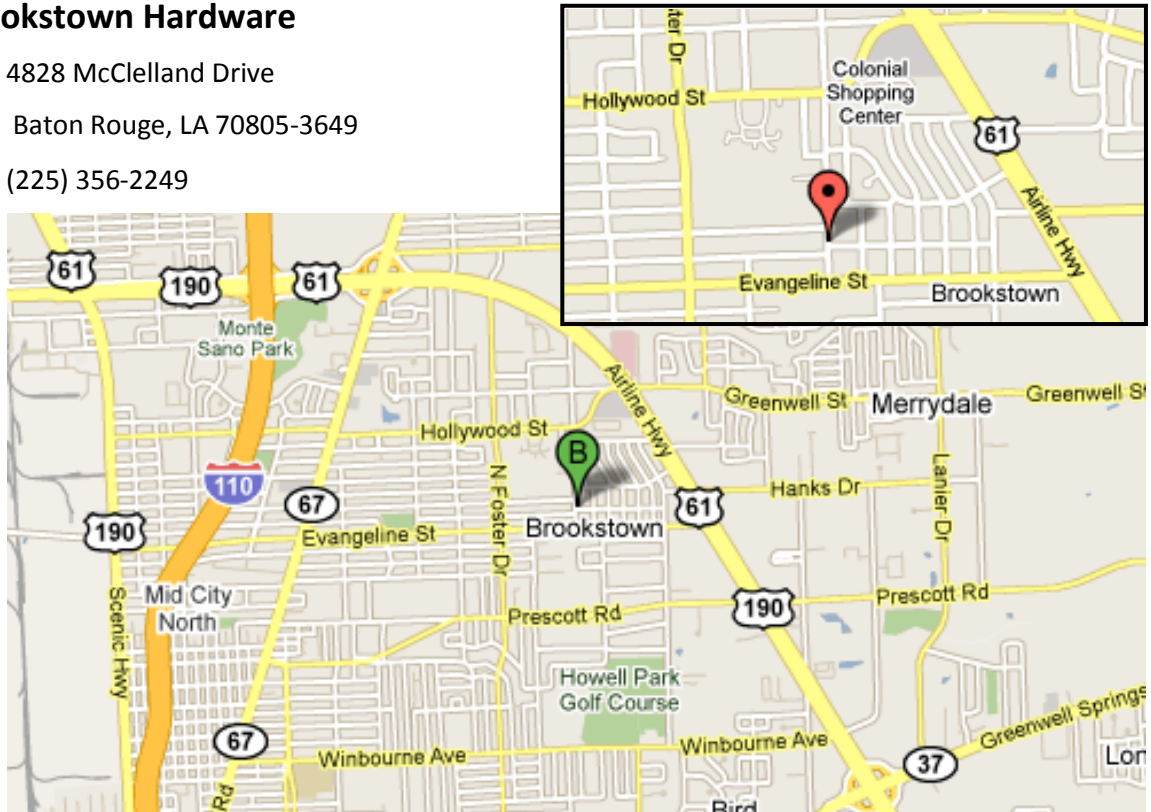
- **General Info**

- You don't eat city squirrels because of lead poisoning from them eating the roof's air vents
- Take digital pictures when taking something apart so you'll know how to put it back together
- Put all appliances on wheels for easy maintenance & cleaning
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- **Local Stores**

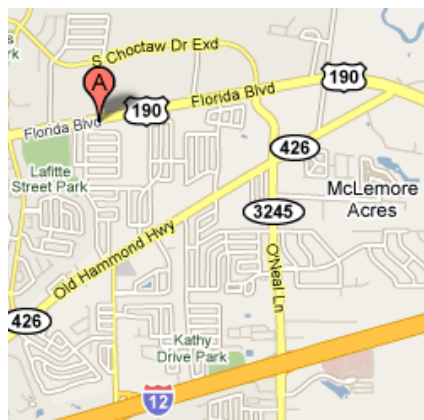
- **Brookstown Hardware**

4828 McClelland Drive
Baton Rouge, LA 70805-3649
- (225) 356-2249



- **B & B Faucet Repairs**

14312 Florida Boulevard
Baton Rouge, LA
- (225) 275-0909
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Appliances

○ General Info

- Fire extinguishers should be tested 1/yr
- The typical nut/bolt size on most appliances is 5/16" or the nut driver extension on the drill
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○ Local Stores

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○ Recommended Things to Buy

- **Semi-Rigid** ducting material
- Dryer vent flaps for outside of shed
- **Dryer brush** for cleaning lint out of the ducting
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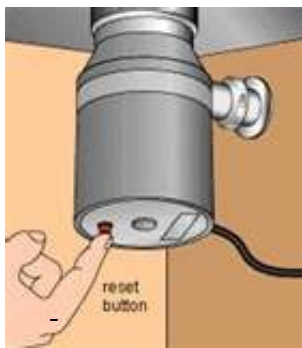
○ Refrigerators

- Clean under the fridge & between the coils
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○ Dishwashers

- Dishwashers are notorious for leaking, so before you install them, caulk/seal the surrounding cabinets, so that if the dishwasher leaks it doesn't ruin your cabinetry
-

○ Garbage Disposals



- Look inside the garbage disposal with a flashlight to see how it works or look for things that are stuck
- When the garbage disposal gets stuck, go under the sink & use an allen wrench to move the gears inside around
- If power to the garbage disposal doesn't work it's because you haven't pressed the reset button underneath the garbage disposal



○ Washing Machines

- Rubber hoses on washing machines rot out (especially for hot water)
 - ↳ Better to go with steel braided hoses

Appliances

○ Dryers



● Dryer Ducting & Vents

- Use the good (rigid) ducting material for your drier vent
- Make sure the vent from the drier to the outside has vent flaps (to prevent critters from crawling in)



● Dryer Maintenance

- Take the back of the drier off & vacuum out the dust
- Run your drier filter under water, if water doesn't flow through it easily, it's b/c buildup from the drier sheets.
- This film can be removed with 409 & a rag



● Dryer Plugs

- The old **Drier plugs** is supposed to have a ground wire running from the drier to a water pipe to ground the static electricity



○ Grounding

- **Green screws** or **nuts** indicate that they're the **ground**
- to ground an appliance attach one end of a 14-16 gauge wire (like from an extension cord) to the green bolt and the other end to a copper water pipe
- a "**grounding rod**" is a 6 foot copper rod in the ground that is connected to the electrical box



○ Electrical

- Never plug a space heater or an A/C unit into a cheap, thin extension cord, always use a thick extension cord
- When using an extension cord to run large appliances, unravel the cord first to prevent it from overheating (don't use while the cord is tightly wound)

Plumbing

○ General Info

- **HOT** on the **LEFT** & **COLD** on the **RIGHT**
- solids don't run up hill
- Plumbing is all about finesse....don't tighten too tight because you can crack pipes, break o-rings, etc., always air on the side of caution by backing
- If you have a hot water leak you can turn the water off at the hot water heater
- If you smell sewer gas from any drain in the house, it means there's no pea trap & now methane from the sewer is coming up
- Figure out where your cleanouts are located
- If you need to find buried pipes in the yard, get a plumbers snake & send it all the way out (through the toilette) & then turn it on (so that it clangs around in the pipe), then go outside & walk around your yard & listen for the clanging

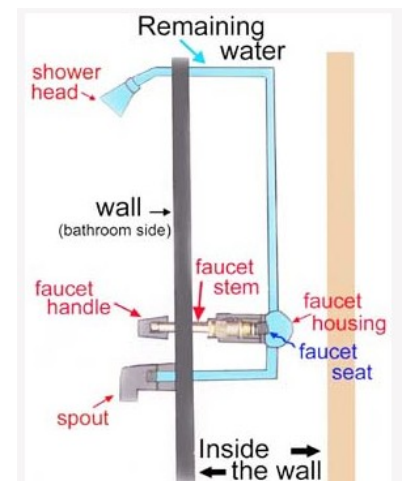
○ Toilettes

- Use stainless steel bolts & screws or coat the current screws in clear nail polish
- Pay extra for stainless steel screws, or coat the
- **Toilette Leaks**
 - To see where the leak is put food coloring in the tank but don't flush, now watch where the color goes
 - If the color goes into the bowl but not the floor then your flapper is leaking

○ Replacing Faucets



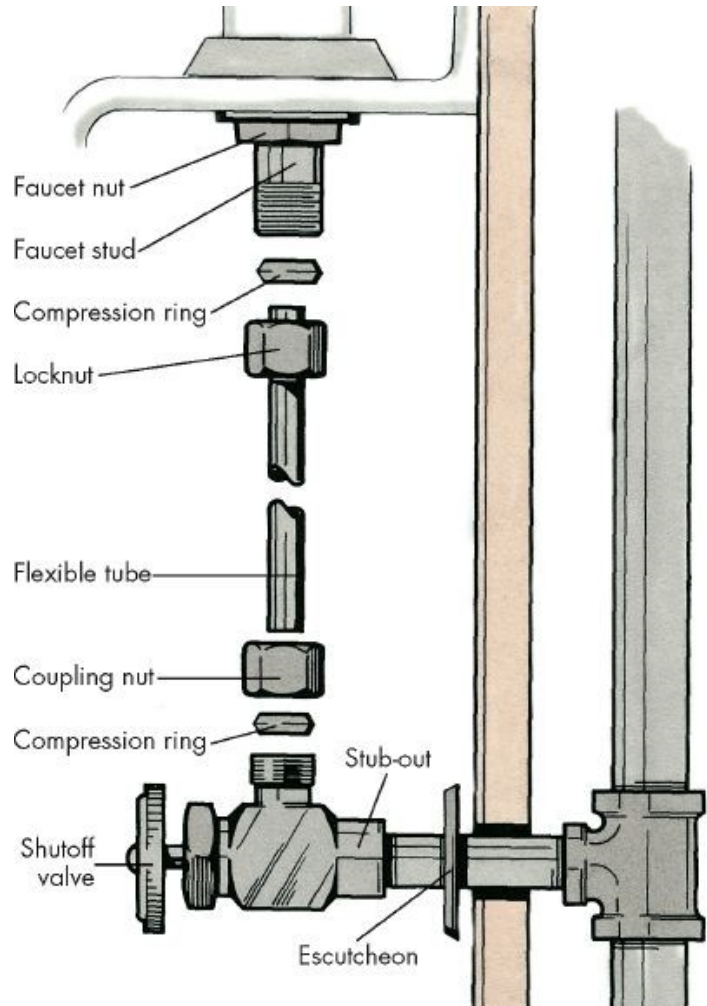
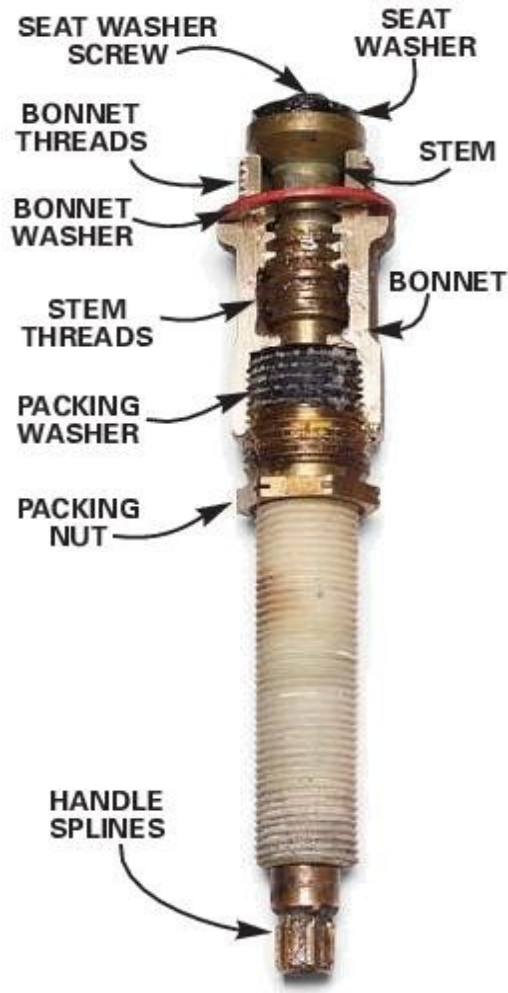
- Remove the faucet handle
 - └ If it's hard to remove get a **Faucet Handle Puller**
- If you're afraid of breaking the pipes behind the wall, then before you go any further go to an autoparts store & get their best **penetrating oil**
 - └ Spray the penetrating oil drenching the stem, then lightly tap it with a hammer to make sure the oil goes deep into the faucet stem
- Use the hexagon tube wrench to remove the stem, as you unscrew the stem, stop occasionally & backup the bolt within the stem (otherwise it will get stuck)
- When you've removed the stem, check/replace the washer on the stem
- If the faucet still leaks, then check to see if there's a crack in the valve seat inside the pipe in the wall (this happens a lot in hot water faucets)



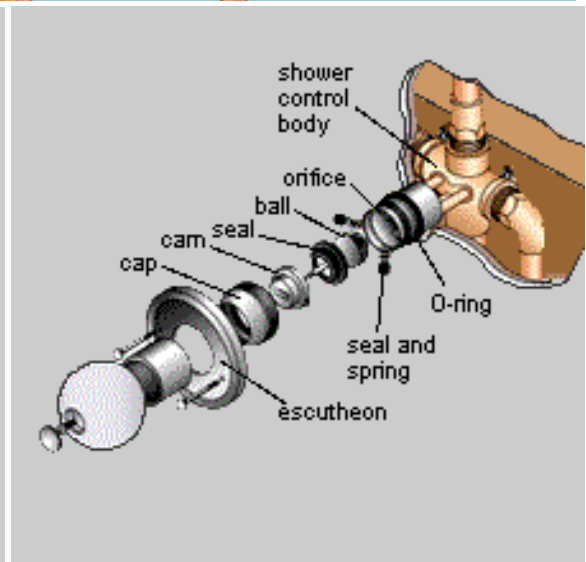
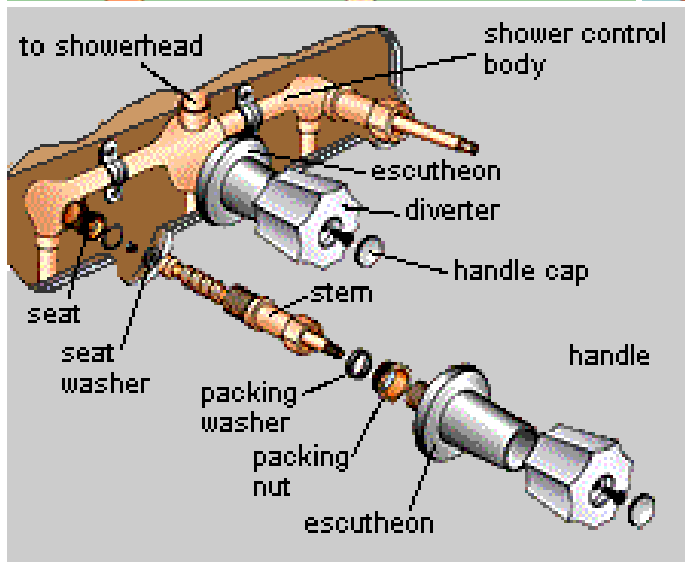
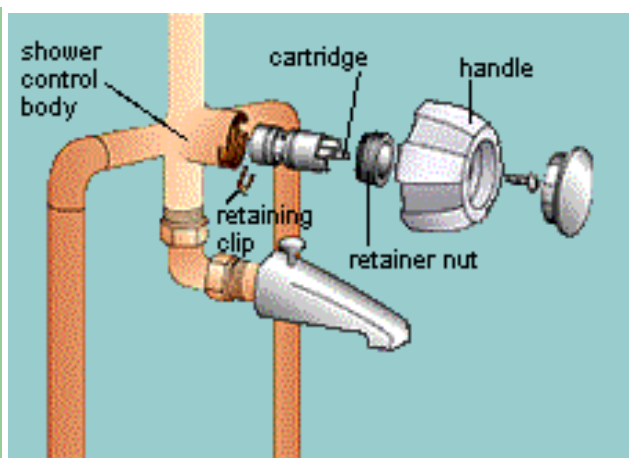
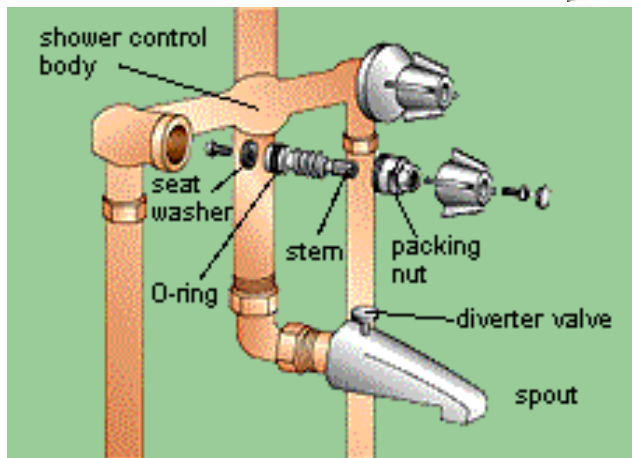
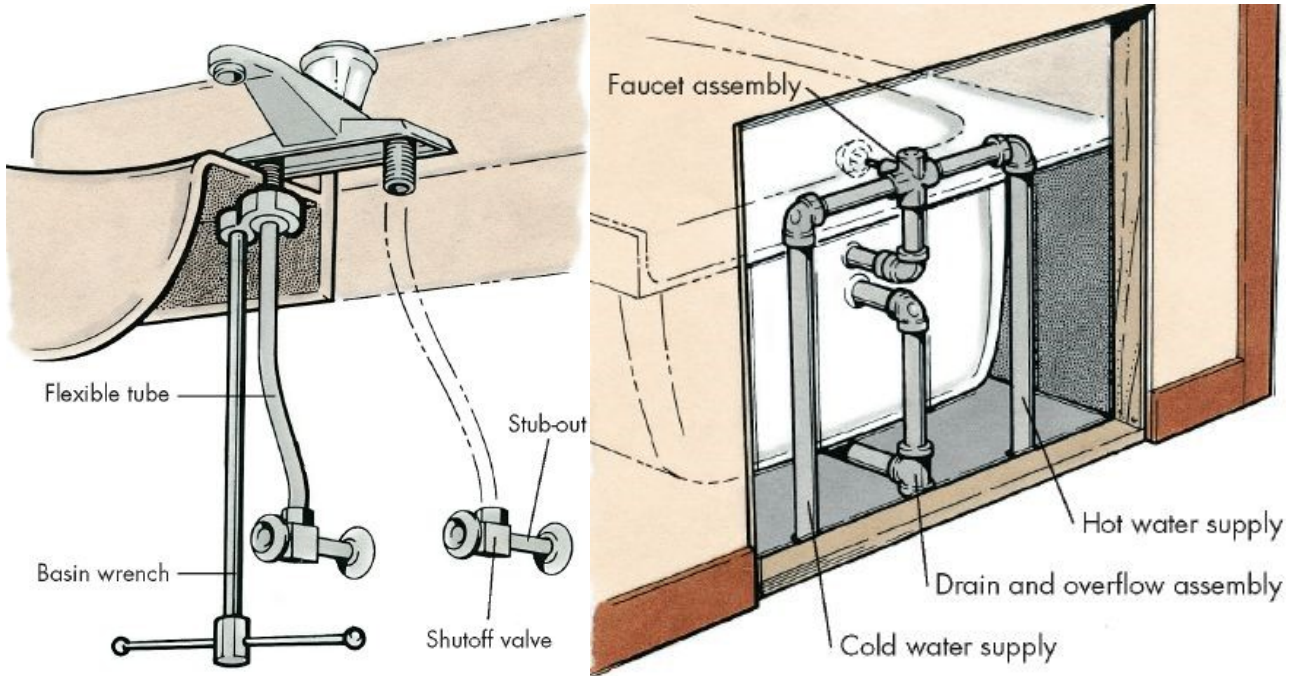
Plumbing



Plumbing



Plumbing



Plumbing

○ Bath Tubs

- Drill cores under the tub, & spray foam insulation into the holes to insulate the tub

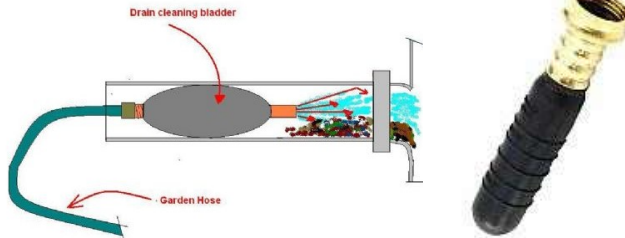
○ Caulking

- If you're teaching yourself to caulk, use latex caulks (not silicone caulks)
- When re-caulking tubs, sinks, etc. make sure you use mildew resistant caulks (when your caulk turns pink is that's because of mildew)
- When using silicone caulks, make sure to check the expiration dates
 - 1) Remove old caulk
 - 2) bleach the hole, use a narrow scrub brush to get the bleach deep into the whole & up behind the tile
 - 3) wash out the bleach with water
 - 4) take a hair drier & thoroughly dry the hole
 - 5) apply a new line of caulk
 - 6) let dry at least 24 hours before using the tub or shower

Plumbing

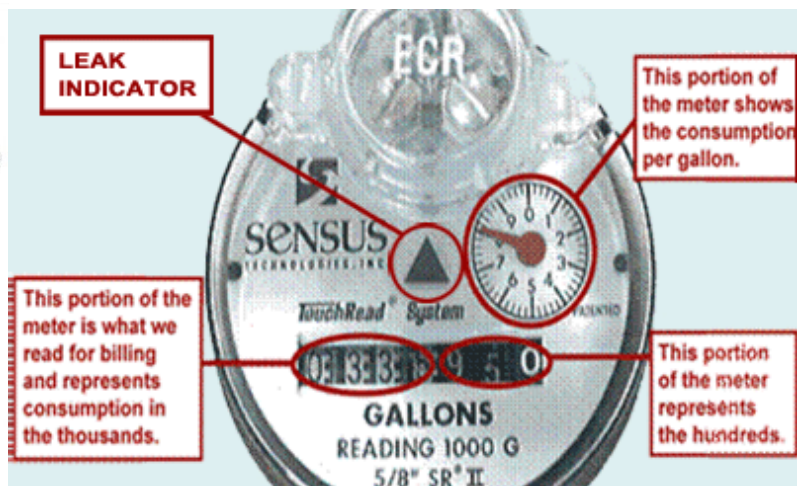
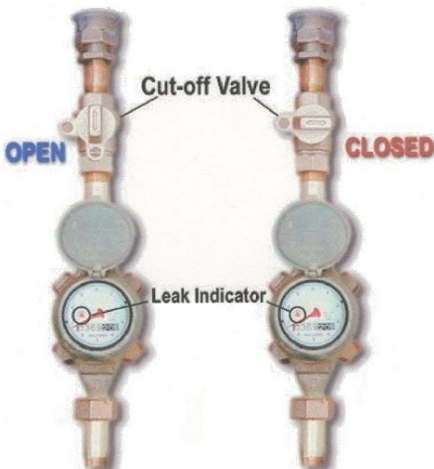
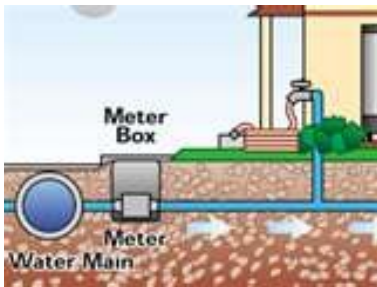
○ Cleaning out Drains

- “Superior Tool” for getting hair out of drains
- **Turbo Snake** (as seen on TV by OnTel)
- **Drain Cleaning Bladder** (Harbor Freight)

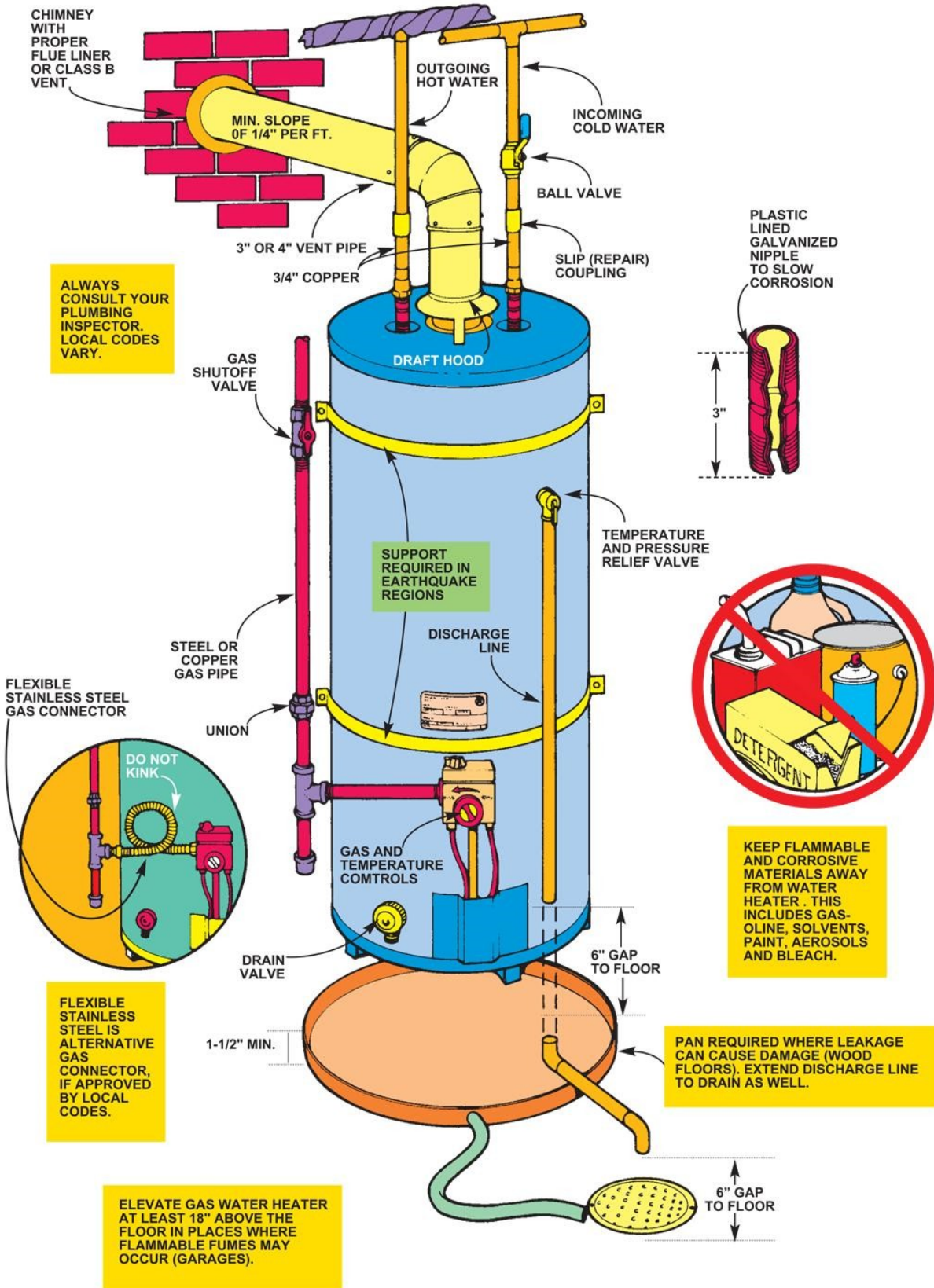


○ Water Meter

- You can buy a **water key** to cut off the water at the meter
- If the triangle is moving on the water meter when you know that no water is running in the house, than you have a leak.



Plumbing

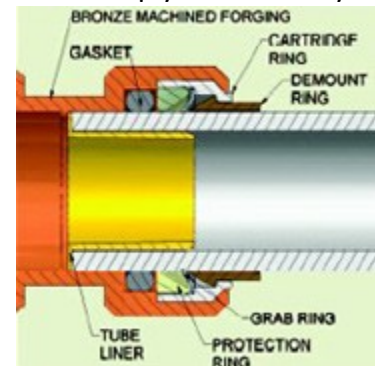


Plumbing

○ Piping

○ a Code Check Plumbing Book

- There's a difference between the **supply valves** for toilets & sinks, so read your labels
- For inside walls (like tub plumbing) use **Pex**, its flexible & durable
- **Shark bite** good for pipes with short connections, b/c they'll connect simply & effectively



INTRODUCING THE FASTEST WAY TO GET FROM HERE



● Cut-off Valves

- Cut off valves ooze water out the nosel, you can prevent this by opening the valve all the way
- All toilettes & sinks should have cut off valves under them (on some older homes these valves are actually outside)

● Winterizing your pipes

- If you're going to be out of town during the winter go to the cut off valves & empty all the water out of your pipes
- if you're going to be in the house then just keep the water dripping
- If your house is up off the ground your pea traps will freeze too, so find a way to insulate them. Some people skirt the perimeter of their homes during the winter to trap the heat under the house

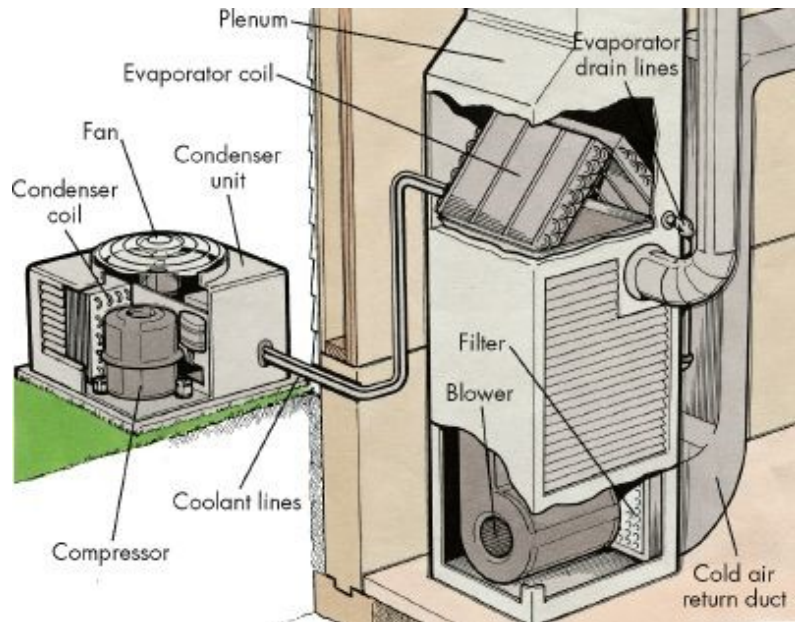
AC & Heating

○ General Info

- Wrap insulation around the air ducts in the attic to keep the air in the ducts cool
- Put foam tape to attach the filter to the metal air return, makes the seal better
- If Heaters are burning yellow they need to be cleaned out

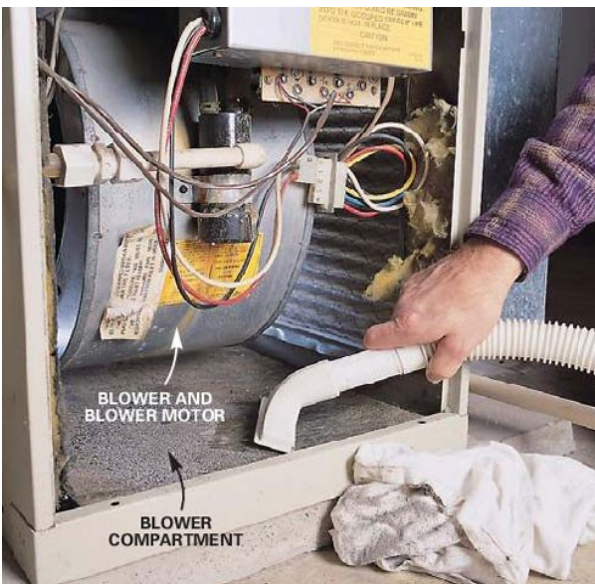
○ Local Stores

- **Acme Refrigeration**
11345 Pennywood Avenue
Baton Rouge
(225) 292-9510



○ Air Conditioner Maintenance

- Put **algacide tablets** in the drain pan for the AC unit in the attic (generally 1 tab per season)
- When the drain pan fills up & the AC unit turns off, if you call the repair man they'll charge you lots of \$ to take a shop-vac up into the attic to empty the drain & then they'll shoot some condensed air in there. But this is only a temporary fix, if you vacuum it out yourself & then put an algacide tablet in the pan, this will be a much better/longer term fix.



AC & Heating



Insulation

○ **Info:** http://www.ornl.gov/sci/roofs+walls/insulation/ins_02.html

○ **Local Stores**

Pats Hardware

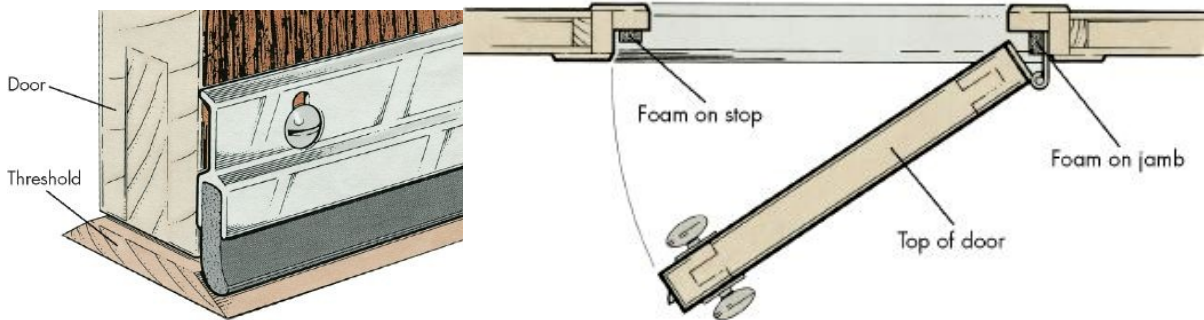
- They let you use their good, well maintained insulation machine is you buy 10 bags of insulation (they also sell cellulose pellet insulation)

○ **Checking for leaks & inefficiency**

○ **Black & Decker Thermal Leak Detector**



○ **Applying Foam Insulation Tape**

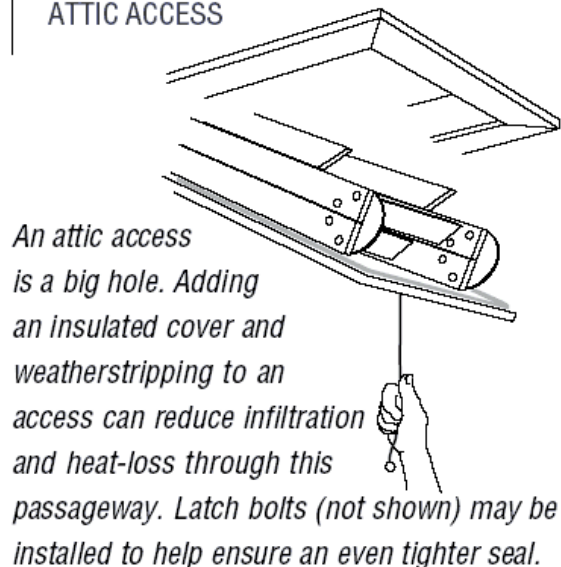


○ **Insulate the Attic door**

- Around the edge of the door line it with foam tape weatherstrip to give the door a good seal when you close it (clean the area with alcohol before applying it).
- You can also line the door with foam insulation (see pics on camera)
- You can also buy a tent for the attic door



ATTIC ACCESS



An attic access is a big hole. Adding an insulated cover and weatherstripping to an access can reduce infiltration and heat-loss through this passageway. Latch bolts (not shown) may be installed to help ensure an even tighter seal.



Insulation

○ Insulating the Attic Floor

- When working with fiberglass, the value of the insulation blanket is in the air that it is trapping. Once the insulation has been compressed it is LESS effective. So if you're going to floor your attic make sure it's loose under the floors (this is not the case with cellulose insulation, it can be compressed without losing much of its effectiveness)
- If you're going to floor your attic, don't attach the floor boards directly to the attic joists because the floor joists are ~6" tall which is < R19, & new code recommends at least R38, which would be more at least 16-18" thick.



○ Cellulose insulation pellets



○ Spray Polyurethane foam

- It's expensive, but well worth it if you're planning to stay in the house



Carpentry

- **Alfords Lock & Safe**

1758 Government St., Baton Rouge, LA 70802

225-387-5386

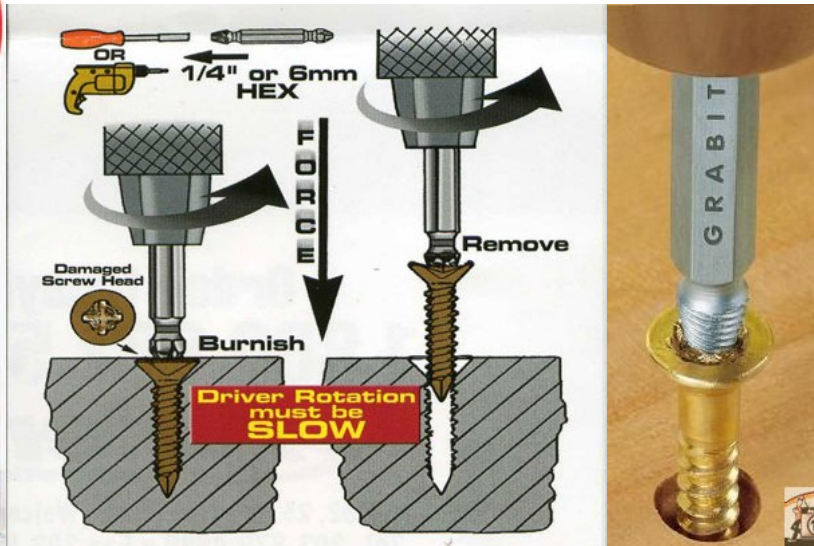
Hours of operation: Monday - Friday 8am to 5pm

Saturday 8:30am to 12 noon

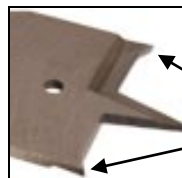


- **Stripped Screws are not a lost cause!**

REMOVES SCREWS



- **Irwin Flat Wood Drill bit**



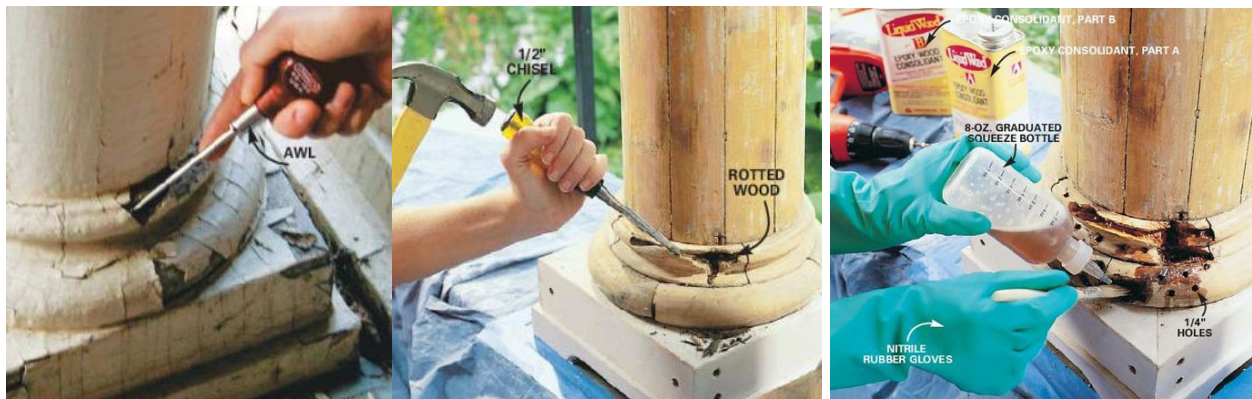
These teeth help the bit go in straight

- <http://johnsonhardware.com/>



Carpentry

- **MinWax Wood Filler** (Use the one with 2 part epoxy)
to fix the rotted base of the pillars in front of the house



3. Mix the two parts of consolidant according to the manufacturer's directions. Then squeeze the consolidant into the 1/4-in. holes and onto the wood in the repair area. Work it into the wood with a small disposable brush. Continue this process until the wood is saturated.



Minwax® High Performance Wood Filler
A two-part wood filler for filling gouges, holes and damaged areas in wood.

Electrical

○ General Info

- When you're running large appliances, go to your electric box & feel the outside of it, if it's hot, then you need to turn off all the power (at the breaker) & then go in & tighten all the boxes in the electric box.
- Dielectric silicone keeps water from getting into electric connections (you can buy it at auto stores b/c you need it for installing spark plugs)
- WD-40 stands for "water displacement"..

○ Extension Cords

- Never plug a space heater or an A/C unit into a cheap, thin extension cord, always use a thick extension cord
- When using an extension cord to run large appliances, unravel the cord first to prevent it from overheating (don't use while the cord is tightly wound)

○ Grounding

- **Green screws or nuts** indicate that they're the **ground**
- to ground an appliance attach one end of a 14-16 gauge wire (like from an extension cord) to the green bolt and the other end to a copper water pipe
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