

# East Coast Home Care

We care for your home.



## Fall 2013 Newsletter

It doesn't matter who your Home Watch company is, until it does.

Our 8 years in business coupled with 40 years of residential construction experience has enabled us to create an evolving "best practices" manual for managing Florida properties.

East Coast Home Care's newsletter is intended to share some of these best practices as well as clarify topics that may be confusing to homeowners.

Consistent ownership since 2005

Managing properties in south Florida during the summer season is always a challenge and this year has been no exception. An exceptionally rainy May - July period has magnified the usual issues.

- We have experienced an unusual amount of roof leaks & drainage related problems.
- Power outages have wreaked havoc on A/C systems.

We take pride in "managing" properties, not just "watching" them. I have learned much since establishing East Coast Home Care 8 years ago and continue to learn as unusual situations arise or technology allows us to improve our service.

## Return to Florida

It's not too early to book services that you require prior to your scheduled return. In order to be sure that all services are completed prior to your arrival, please provide your approximate return date when available.

## Services you may consider

- Pressure Washing
  - Lanai
  - Exterior Walls & Soffits
  - Driveway
  - Roof – if you're not treating your roof it should be cleaned every 24 – 36 months. If your roof needs cleaning it's a good idea to do this before other services.
- Windows - Outside & Inside
- Interior Cleaning
  - General Cleaning
  - Tile & Grout
  - Carpets
- Landscaping - Mulch / Flowers etc...

## Drainage Issues

As communities age we are experiencing a greater degree of drainage-related problems. In many cases systems put in place are beginning to

**Licensed and insured.**

**We are a full-time business. Managing your property is not a hobby.**

**We have over 20 licensed & insured vendors to address your capital improvements, repairs and/or maintenance needs.**

**Never pressure wash your roof again! Ask about our copper sulfate roof treatment.**

fail / clog. This can be as simple as:

- Gutters / Downspouts that need to be cleared
- Underground drains that have become clogged

We recently had roots from a oak tree infiltrate an underground flex pipe and actually grow right up the downspout

Sometimes the blockage can be cleared without digging up the pipe but in most cases a section must be opened up to clear the blockage

### More Humidity Discussions

We recently installed humidity / temperature devices in most properties. Some have commented that they are not needed because the home has a de-humidifier. Truth is if you have a dehumidifier you really need these devices. We are finding that the de-humidifiers can be off by as much as 10 degrees. So a setting of 60% is actually 70%. To "fix" this issue we are simply adjusting de-humidistats as need to achieve the desired result.

I thought I'd share a few images from different homes. The top # is humidity and the bottom is temperature. The smaller #'s to the right are high & low for the past 24 hours.

### Property # 1

This is a house that is just about right, with humidity topping off at 62% and temperatures in the 80 range. This is where we would like to see all properties.



### Property # 2

This is a property that we can bump the temperature up on to save a bit of money. The house is quite dry at 44% and we can probably get away with temperatures up to 84 or so



### Property # 3

This is a property that is "mold waiting to happen". We have added a 2nd meter just to make sure the device was not bad. Although the temperature of 77 is actually below our target range, humidity is still 79%.

This house has experienced a very minor roof leak in the recent past. There is no other obvious sign of a moisture source. We are recommending installing a portable a de-humidifier until we can identify the problem.

