

Building Maintenance You Can Understand

- KLA Whitepaper -
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Vision of White Paper

- Meeting at Baker Youth Club regarding sign
 - Board member mentioned maintenance guide
- Additional Community Impact
 - Non-profits (incl. Churches)
 - Low-income families
 - Small Business / Start-ups

Purpose

- **“An ounce of prevention is worth a pound of cure”**

– Ben Franklin –

- Emergency services cost more than routine maintenance
 - Replacement costs are often much higher than repair / routine maintenance
 - Average Cost for a Replacement: \$325 to \$3,500
 - Average Cost for a Service Repair: \$125 to \$425
- (Source: www.blueribbonhomewarranty.com/repaircosts.htm)
- Regular maintenance can help maximize the useful life of many systems within a home or building

Purpose (cont'd)

- As we reviewed different maintenance repair and concern issues, we determined we did not want to write a “repair manual” ; many already exist that can be found at libraries or hardware stores.
- Our intent was an outline on common building problems. Our topics include:
 - Exterior (costs are design specific)
 - Roofing Systems (Pitched Shingle vs. Flat) & Gutters
 - Exterior Walls (materials and maintenance)
 - Sidewalks & Walkways
 - Basement and Crawl Space
 - Primary Concern: Moisture
 - Basement problems (Exterior / Interior)
 - Crawl Space problems (Structure Damage / Ventilation)

Purpose (cont'd)

- HVAC Systems
 - Forced-air Systems
 - Boiler Systems
 - Heat Pumps
- Plumbing
 - Common problems w/ fixtures
 - Septic System
 - Water Heaters
- Electrical
 - Breaker Panel
 - Fuse Panel

Purpose (cont'd)

- Flooring
 - Types of Flooring (Wood / Laminate / Vinyl / Carpet / Tile)
 - Care & Maintenance
- Energy Efficiency
 - Simple tips (Lighting / HVAC / Water Heating / Office / Personal Equipment)
 - Employee / Member Involvement
- Attachments and Maintenance Schedules
 - Building Maintenance Schedule
 - Equipment Information Log

Audience

- Intended audience for “Building Maintenance You Can Understand”
 - Start-up Non-profit organizations
 - Low-income community members
 - Bowen Center Residential

Sustainability

- Distribution to the community
- Community Organization that could “own” the manual
- Partner with groups that could utilize or benefit from this manual
- Additional county / area / regional organizations

KLA Whitepaper Award

- If our whitepaper is chosen by the Jean Northenor Award Panel, we would like to use the \$1,000 to:
 - Hire a graphic designer to professionally layout and illustrate the manual.
 - Source a printing company to make an initial run of copies to distribute to the community.