



# Benefit From Proactive Maintenance

*By Bruce Pomeroy*

**E**veryone wants that house on the block - the beautifully maintained one. Proactive maintenance puts achieving that standard within reach... for much less than you might expect.

Building materials are exposed to the elements immediately; deterioration begins the day they are installed. From day one, the clock on their service life is running. What's more, any deficient installation that goes unchecked may contribute to premature building envelope failure.

Prevention is the one way to ensure you don't have to deal with an unsightly, unsafe, and unhealthy home. Ideally, a preventative maintenance program should start within the first five years of the building's completion. Beyond that time period, timely action is an even greater priority. A weather-exposed wood trim board around a window, for example, that is painted and caulked every few years as required will outlast a

neglected trim board by 100%. Furthermore, it is unlikely that it will ever be a source of water ingress. Proactive maintenance costs much less than waiting for signs that there is a problem and then facing high cost repairs.

Preventative exterior home maintenance is multifaceted. It guards against leaking windows and doors and prevents wood rot. Attention is paid to chipping paint and cracking stucco. Moss growth on the roof or siding, pooling water, and the safety of balconies and railings: these are just a few of the details included in a comprehensive maintenance program.

Maintenance is a proactive exercise that is never completed, a process of trying to achieve the maximum service life out of each building component with benefits both intrinsic and practical. Over time, owners of a well maintained home reap the benefits of convenience, peace of mind, and pride of ownership. Every family wants and needs a healthy home.

Of course, home owners want to protect their substantial investment as well. A home that has been proactively maintained is easier to sell and has a higher value. It becomes "that house" on the block. Working with a building maintenance professional allows the homeowner to benefit from their expertise and achieves maximum cost value from the building material and the investment in the home.

Proper maintenance is required for all types of buildings, especially residential structures, which tend to have higher replacement value and are owned by individuals. Owner, buyer, or seller: in all locations, it just makes sense.

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