



REHAB LAB

TIPS FOR OLD BUILDING
PROJECTS

Rehab Lab: Spring Old House Maintenance

Presenter

Jonathan Hall, Field Services Manager

Housekeeping

- Feel free to have your video camera on or off – if your connection is unstable, turning it off may help
- Please be on mute when not speaking
- You can ask questions using the chat feature during the presentation or wait until Q&A pauses and then unmute and ask it!

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Springtime!



Maintenance Schedule Top to Bottom/Inside Out

Inside:

- *Attic*
- *Windows*
- *Doors*
- *Plaster/Drywall*
- *Storage Areas*
- *Basement*

Where to Begin?



Outside:

- *Chimney*
- *Roof*
- *Eaves and gutters*
- *Siding*
- *Masonry*
- *Windows and Doors*
- *Foundation and Drainage*

Attic

- Check for small leaks that may not appear on your ceilings or walls
 - Check for signs of animal incursion
- Pay close attention to chimneys, roof valleys, and near the eaves. Anywhere there is flashing may have problems
 - Make sure attic ventilation is adequate and vents are clear



Windows



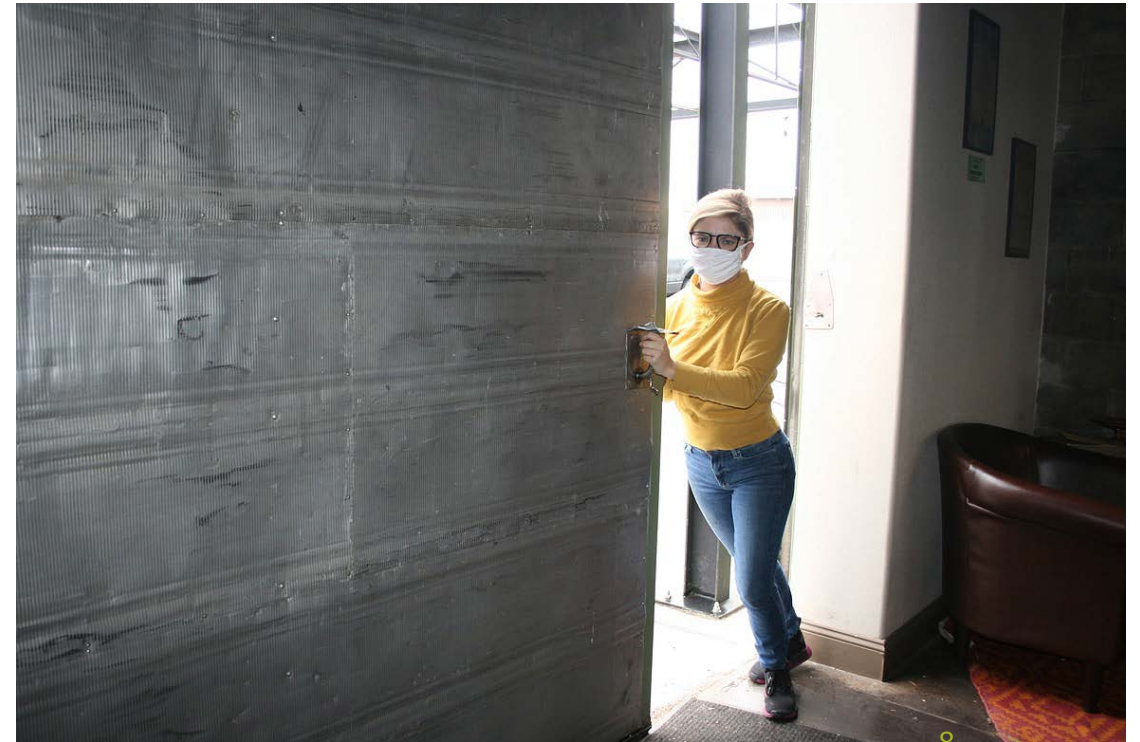
- Remove interior storms
- Open windows and let some air in
- Check for failing paint, signs of moisture and soft wood if you have wooden sash



Doors



- Open all your doors even especially those not often used
- Check for function of door locks, tightness of hinges and function and condition of other hardware
- Check soundness of wood and paint condition
- Doors may be early indicators of underlying issues



Plaster



- Be mindful of new stains. Spring rains and meltwater may highlight new leaks
- Small cracks in plaster become larger and can be mitigated as they appear



Basement

- Keep dry basements dry
- Be alert for the appearance of new sources of moisture in springtime
- Look for evidence of pests and remove them if necessary
- If you're not on a pest control regimen, consider implementing a comprehensive management plan



Outside

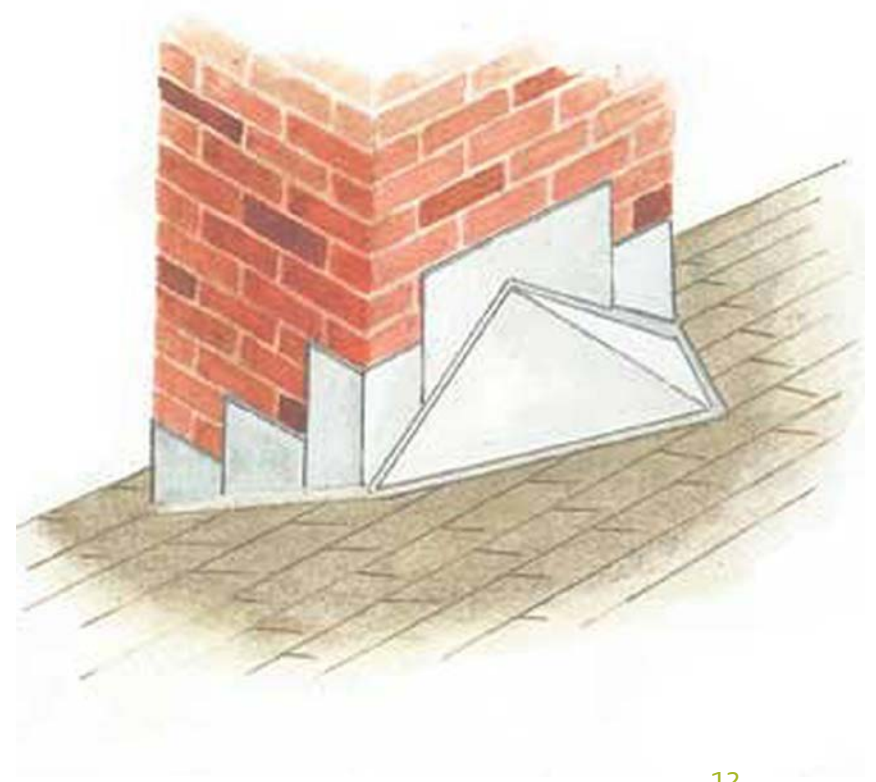


Make spring maintenance
part of your spring
landscaping campaign



Chimneys

- Look for signs of fatigue in chimneys
- Cracks in mortar
- Pay close attention to flashing. Many leaks begin here
- If chimneys are not capped look for signs of water and wildlife intrusion
- Roofs may show signs of failure sooner at chimneys than elsewhere



Roof



- Look for signs of fatigue in roofing materials
- Poor attic ventilation can lead to shortened lifespan for shingles
- Check condition of flashing often
- Small leaks only get worse. Repair as needed
- Check fasteners for signs of corrosion or failure particularly on slate roofs
- Look for algae growth on asphalt and cedar roofs



Eaves and Gutters



- Gutters likely need cleaning in springtime
- Poorly maintained gutters can contribute to failed eaves, shorted roof life, wet basements and a host of other problems
- Gutters are part of a comprehensive water management system
- If gutters are not used on your home water runoff must be managed at the ground
- Ice dams in winter can damage roofs, eaves and gutters.



Siding and Trim



- Look for signs of failed paint
- High moisture levels can force paint films off wood siding exposing the wood to decay and rot
- Beware the urge to pressure wash! High pressure cleaning can be very damaging to historic materials
- Pay close attention joints and areas where different materials abut each other





Masonry

- As with other areas concerns revolve around water
- Freeze thaw cycles can damage seemingly impervious masonry quickly
- Look for cracks in mortar and repair with a suitable repair mortar
- Again, pressure washing must be carefully considered. Even water at high PSI can be very damaging to historic masonry
- Harsh cleaners can be damaging. Even household bleach can damage historic masonry irreversibly. Gentle means necessary!



Windows and Doors

90 Years Old



No Maintenance

180 Years Old



3 Rounds of Maintenance

Sustainable: save window, save character, save embodied energy

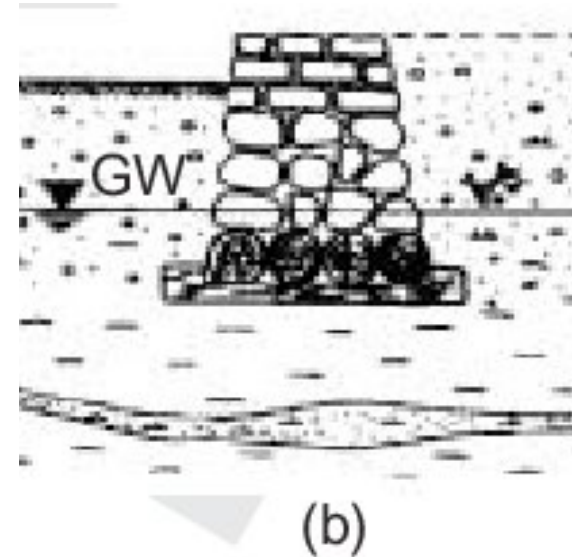
- Gently probe wood on sashes, jambs and casing to check for soft wood and maintain as needed
- Historic windows can last indefinitely with periodic maintenance

- Historic windows can and must be maintained
- When removing or opening exterior storm windows check for signs of wear and moisture problems
- Look for failing glazing putty, loose or peeling paint and mildew



Foundation and Drainage

- Clean winter debris from perimeter of house. Leaves and excess soil can trap moisture against the foundation
- Basement moisture often results from poor site drainage
- Check for new cracks or spalling in concrete or brick foundations
- Check for shifting stones or spalling in stone foundations
- Prune vegetation away from foundation or building to allow adequate airflow



- When introducing new plantings bear mature plant spread and plant away from the building to allow for growth



**Now get out and enjoy
your Summer!**



Upcoming Events



Historic Tax Credits 201: The Secretary of the Interior's Standards for Rehabilitation & Certification Process

Wednesday, April 28, 2021

3:30 PM 5:00 PM

Join three preservation consultants as they illustrate the application of the Secretary of the Interior's Standard for Rehabilitation and the tax credit certification process through case studies. This session is ideal for towns, developers, and others seeking to get an understanding of the tax credit certification process from start to finish.

Presenters: Christine Beard, Essex Preservation Consulting / Chris Closs, Christopher W. Closs & Company / Scott Hanson, MacRostie Historic Advisors

Sign up: <https://www.maine Preservation.org/webinars-and-educational-programs>

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