

12 Simple Home Repair Jobs to Lift You Out of Winter's Funk



Image: Libby Walker for HouseLogic

dusting talcum powder into the seam between the floorboards. Accomplishments — even little ones — go a long way toward a sunny outlook. Fortunately, there are plenty of easy, quick home [repair](#) chores you can do when you're mired in the thick of winter. For max efficiency, make a to-do list ahead of time and shop for all the tools and supplies in one trip. On your work days, put the basics in a caddy and carry it from room to room, checking off completed tasks as you speed through them.

What to Look (and Listen)

In each room, look around and take stock of what needs fixing or improving. Focus on small, quick-hit changes, not major redos. Here are some likely suspects:

1. Sagging towel rack or wobbly toilet tissue holder. Unscrew the fixture and look for the culprit. It's probably a wimpy, push-in type plastic drywall anchor. Pull that out (or just poke it through the wall) and replace it with something more substantial. Toggle bolts are strongest, and threaded types such as E-Z Ancor are easy to install.

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A few words from the Owner/Broker, Amanda L. Grover, SFR

How is my FICO © Credit Score calculated? Your FICO Credit Score considers five categories of credit data from your TransUnion credit report that may vary in importance for different credit profiles. The percentages below are based on the five categories for the general population.

- Payment history (35%)
- Amount you owe (30%)
- Length of credit history (15%)
- New credit opened (10%)
- Types of credit you have (10%)

What your FICO Credit Score means to lenders?

579 or less	580 – 669	670 – 739	740 – 700	800+
Indication of a very risky borrow	Some lenders will approve borrowers with this score	Scores in this average U.S. range are considered good	Indication of a very dependable borrower	Indication of an exceptional borrower

Does my FICO Credit Score change every month? According to FICO, 83% of the population experiences changes to their FICO Credit Score by up to 20 points, month to month.

12 Simple Home Repair Jobs to Lift You Out of Winter's Funk (Cont.)

*"The Three C's of
Life. Choices,
Chances, Change.
You must make a
choice to take a
chance or life
won't change."*

The Flame

2. Squeaky door hinges. Eliminate squeaks by squirting a puff of powdered graphite (\$2.50 for a 3-gram tube) alongside the pin where the hinge turns. If the door sticks, plane off a bit of the wood, then touch up the paint so the surgery isn't noticeable.

3. Creaky floor boards. They'll shush if you fasten them down better. Anti-squeak repair kits, such as Squeeeeeek No More (\$23), feature specially designed screws that are easy to conceal. A low-cost alternative: Dust a little talcum powder into the seam where floorboards meet — the talcum acts as a lubricant to quiet boards that rub against each other.

4. Rusty shutoff valves. Check under sinks and behind toilets for the shutoff valves on your water supply lines. These little-used valves may slowly rust in place over time, and might not work when you need them most. Keep them operating by putting a little machine oil or WD-40 on the handle shafts. Twist the handles back and forth to work the oil into the threads. If they won't budge, give the oil a couple of hours to penetrate, and try again.

5. Blistered paint on shower ceilings. This area gets a lot of heat and moisture that stresses paint finishes. Scrape off old paint and recoat, using a high-quality exterior-grade paint. Also, be sure everyone uses the bathroom vent when showering to help get rid of excess moisture.

6. Loose handles or hinges on furniture, cabinets, and doors. You can probably fix these with a few quick turns of a screwdriver. But if a screw just spins in place, try making the hole fit the screw better by stuffing in a toothpick coated with glue, or switching to a larger screw.

Safety Items

You know those routine safety checks you keep meaning to do but never have the time? Now's the time.

7. Carbon monoxide and smoke detectors. If you don't like waking up to the annoying chirp of smoke detector batteries as they wear down, do what many fire departments recommend and simply replace all of them at the same time once a year.

8. Ground-fault circuit interrupter (GFCI) outlets. You're supposed to test them once a month, but who does? Now's a great time. You'll find them around potentially wet areas — building codes specify GFCI outlets in bathrooms, kitchens, and for outdoor receptacles. Make sure the device trips and resets correctly. If you find a faulty outlet, replace it or get an electrician to do it for \$75 to \$100.

Another good project is to replace your GFCIs with the latest generation of protected outlets that test themselves, such as Levitron's SmartlockPro Self-Test GFCI (\$28). You won't have to manually test ever again!

9. Exhaust filter for the kitchen stove. By washing it to remove grease, you'll increase the efficiency of your exhaust vent; plus, if a kitchen stovetop fire breaks out, this will help keep the flames from spreading.

10. Clothes dryer vent. Pull the dryer out from the wall, disconnect the vent pipe, and vacuum lint out of the pipe and the place where it connects to the machine. Also, wipe lint off your exterior dryer vent so the flap opens and closes easily. (You'll need to go outside for that, but it's quick.) Remember that vents clogged with old dryer lint are a leading cause of house fires.

11. Drain hoses. Inspect your clothes washer, dishwasher, and ice-maker. If you see any cracks or drips, replace the hose so you don't come home to a flood one day.

12. Electrical cords. Replace any that are brittle, cracked, or have damaged plugs. If you're using extension cords, see if you can eliminate them — for example, by replacing that too-short lamp cord with one that's longer. If you don't feel up to rewiring the lamp yourself, drop it off at a repair shop as you head out to shop for your repair materials. It might not be ready by the end of the day. But, hey, one half-done repair that you can't check off is no big deal, right?

By: Jeanne Huber

Read more: <http://www.houselogic.com/home-advice/repair-tips/home-repair-jobs-winter/#ixzz3PTdLVL9M>
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Get to Know Our Team! Some Things That Might Surprise You...



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WE HAD A GREAT HOLIDAY AND SPENT GOOD TIME WITH BOTH FAMILY AND FRIENDS. WE'RE TRYING TO GET MANY PROJECTS WRAPPED UP THIS WINTER. IT SEEMS LIKE THE LIST NEVER ENDS SOMETIMES! IF YOU'RE CONSIDERING SELLING OR KNOW SOMEBODY WHO IS, MENTION TO THEM IT'S A GOOD TIME TO SELL BECAUSE INVENTORY IS LOW. WE CAN EXPLAIN HOW THAT HELPS GET YOU TOP DOLLAR FOR YOUR PROPERTY.

2014 HAS BEEN AN AMAZING YEAR — WE LISTED, SOLD, AND FOUND CLIENTS HOMES AND THROUGH THE PROCESS MET MANY GREAT PEOPLE. IT'S BEEN VERY REWARDING AND HUMBLING TO BE ASKED TO BE INVOLVED AND TRUSTED IN ONE OF THE MOST IMPORTANT FINANCIAL ASPECT OF OUR CLIENTS LIVES. WE HOPE TO CONTINUE TO BUILD OUR CLIENT BASE AS WELL AS BE ABLE TO ENJOY TIME AT WANETA LAKE AND UP IN OLD FORGE WITH OUR FAMILY THIS UPCOMING YEAR. WE HOPE 2015 FINDS ALL OUR CLIENTS, FAMILY, FRIENDS AND COLLEAGUES SAFE, HEALTHY AND HAPPY! 2015 MOTTO "NO WORRIES!"



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ENJOYED THE HOLIDAYS BUT GLAD THEY ARE OVER. HOPING TO HEAD SOUTH FOR A BREAK FROM THE COLD WEATHER AND VISIT FAMILY. LOOKING FORWARD TO A PRODUCTIVE 2015!

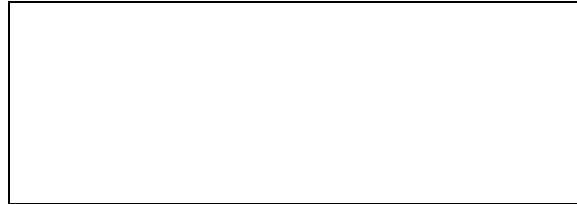
HAD A GREAT HOLIDAY AND NOW CAN'T WAIT FOR SPRING, OR A VACATION!! BUSY AS USUAL; RENOVATING A FEW INCOME PROPERTIES AND IN THE VERY BEGINNING STAGES OF PLANNING RENOVATIONS FOR A COMMERCIAL BUILDING IN GENEVA. NOW IS A GREAT TIME TO PURCHASE OR CONSIDER AN INVESTMENT PROPERTY! I WOULD LOVE TO HELP FIND A GREAT PROPERTY OR OFFER ADVICE.

THE HOLIDAYS ARE BEHIND US NOW AND WE CAN REFLECT ON THE TIME SPENT WITH FAMILY AND FRIENDS. MY CHRISTMAS HAD UPS AND DOWNS AS HAPPENS WITH SEASONS. I WAS BLESSED TO VISIT MY NEPHEW AND HIS WIFE IN NORTH CAROLINA AND MY NIECE AND HER PARTNER IN CHICAGO. I SPENT CHRISTMAS WITH MY SON AND AN EXUBERANT TWO YEAR OLD. I AM GLAD TO BE IN A NEW YEAR AND ABLE TO LOOK FORWARD TO A YEAR WITH MY NEW FRIENDS AND CO-WORKERS AT AGRE. PLEASE GIVE ME A CALL TO HELP YOU MEET YOUR REAL ESTATE NEEDS.

WHERE DID THE LAST YEAR GO? I HAD A GREAT TIME ON MY CRUISE AND WAS BLESSED TO BE A PART OF OUR FAMILY REUNION WITH 97 FAMILY MEMBERS PRESENT AT THANKSGIVING! THE HOLIDAYS CAME AND WENT QUICKLY AND HERE WE ARE IN THE LONG, COLD MONTH OF JANUARY. I CELEBRATED ONE YEAR AT AGRE THIS MONTH AND SURE AM LOOKING FORWARD TO AN EARLY, WARM & BUSY SPRING.



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FEATURED PROPERTIES



2193 State Route 245, Stanley

Beautifully Refreshed Ranch Home!

Many updates! Newer roof, windows, triple pane windows, Butternut custom kitchen cabinets, fresh paint inside and outside. 3 Bedrooms, 2 full Baths, full basement, Shed & insulated garage. Level lawn, mature trees, storage shed, blacktop driveway, town water and low taxes. Call today to see this great home! Dan and Sandy King 585.703.4714 \$167,500



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