



Home Maintenance & Emergencies

January 15, 2022



Welcome my name is Tom Porter and I am the 2022 President of the OHCC SERT Club. I have been asked to speak to you for about 10-15 minutes and to answer your questions regarding home maintenance and emergencies.

Basic Tools



First let's start with a list of some basic tools I think everyone should have in their house.

- **Screwdriver** that has a reversible head with both a straight blade and a Phillips head.
- A set of **pliers** – Needle nose for tight spaces, regular adjustable pliers, side cutters for cutting wire, and a larger adjustable pair for larger openings.
- **Channel Lock pliers** – one pair is fine, when adjusted when closed these lock tight around the item.
- **Crescent wrench** – a middle size that will open to $\frac{3}{4}$ ". These wrenches are adjustable so they can fit a variety of nuts.
- **Standard hammer** – drive a nail, drive a stick in the ground for a plant, etc.
- **WD-40** – general all-purpose lubricant. These come in various sizes, get the one with the flexible nozzle.
- **Duct Tape** – it is water resistant just about the most user-friendly item you will ever find. Get for emergency repairs and sometimes I even use it to remove lint from clothing.

Related to Emergencies

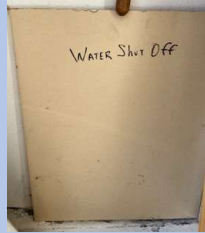
- Water
- Electrical
- Smoke and Carbon Monoxide Detectors
- Natural Gas
- Fire Extinguisher
- Electric Garage Door Release

During an emergency you may need to deal with one of these items listed here. We will review them briefly now.

Water Valves



Water Main



House Water



Washer



Sink



Toilet

The water main shut off the water to EVERYTHING. The house water valve shuts water off to the house and may not shut off landscape water. Every water line in the house has a shut off valve; Dish Washer, Washing Machine, Sinks, and Toilets.

Hot Water Heater – Electrical



Gas Valve

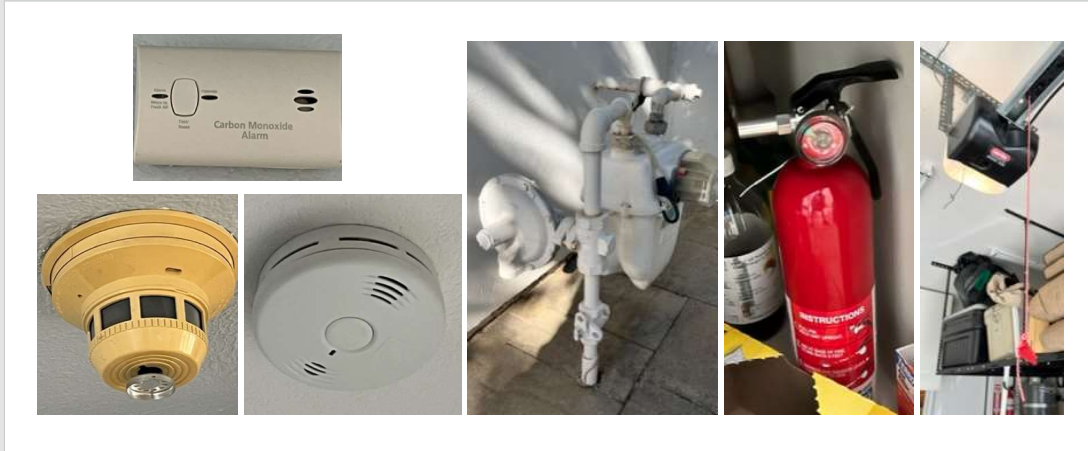


Water Valve



A GAS hot water heater has a gas valve shut off and a water shut off valve at the top. Electrical panels are usually located on the side of the house. Open the panel to see the breaker panel. Open the panel door on the RIGHT to see the circuit breakers. All breakers should be labeled. If a circuit breaker is “tripped” it will not be flush with the other switches. To reset a circuit breaker, push the switch all the way to the RIGHT and then click it back in place to the left.

Alarms – Gas Meter – Fire Extinguisher - Garage



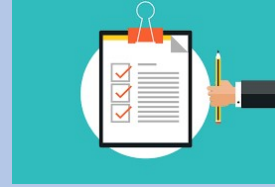
Every house should have smoke alarms and at least one carbon monoxide detector. If you have a smoke detector that is part of the HOA Emergency Medical System you call the front gate to have them “test” the unit. If you do not use the HOA system, your detector should be tested at least twice per year. Older units require that you change the battery once a year, newer units have 10-year lithium batteries.

The gas meter is usually located close to the electrical panel. Unless you detect a natural gas leak DO NOT shut off valve. Natural gas is very explosive and can ignite with the small spark, even from static electricity.

It is strongly recommended that everyone have a fire extinguisher under the kitchen sink and in the garage.

The manual garage door release for an electric opener is the chord hanging down. Just pull it down and it releases the mechanism, and you can open your garage door. Once open the mechanism will click back in place.

What SERT includes in survey



- Location of all water valves
 - Street Main, House Main, Sinks, toilets, washer, dish washer, hot water heater
- Main electrical panel and operation of circuit breakers
- Gas Meter location and shut-off valve (do NOT demonstrate shut-off)
- Electric Garage Door emergency release
- Location of smoke alarm(s) and Carbon Monoxide detector
- Discuss emergency exit route planning
- Check for Fire Extinguishers (Kitchen & Garage)
- Best location to display HELP/OK sign
- Vial of Life, location and updates
- Handout with Disaster Preparedness Information

If you are a member of the OHCC SERT Club, with your 2022 membership we are offering to come out to your home and provide you with a home educational safety survey. If you are interest in joining SERT I have left some forms with Lynn.

We are a Team – OHCC Widows Group & SERT



Thank you all for your participation. Your comments and suggestions help make OHCC safer place to live.