

# ABTco

ABT BUILDING PRODUCTS CORPORATION

## Homeowner Maintenance Checklist

### PROTECT YOUR SIDING WITH PAINT AND CAULK

- For lap siding, all bottom edges or drip-edges are fully painted in addition to factory primer. For panel siding, all top and bottom edges or drip-edges are fully primed and painted.
- Siding, trim, or other exterior cladding is free of dirt, dust, stains and mildew before painting or repainting.
- Siding, trim, or other exterior cladding has been painted with a high-quality, exterior 100% acrylic latex paint in accordance with the manufacturer's recommendations for temperature and moisture conditions. Under normal conditions of use, siding should be repainted at least once every five years.
- "Semigloss" or "satin finish" paints should be used to provide better performance against moisture, mold, and mildew.
- Inspect for loose and/or cracked caulking. All joints, cuts, and countersunk nails are sealed with high-quality, paintable sealant with a stated service life of 25 years.

### DON'T DAMAGE YOUR SIDING

- Siding, trim, or other exterior cladding must not be cleaned with power washers.
- Sprinklers are positioned and adjusted so that they do not splash or spray water on the siding, trim, or other exterior cladding.
- Water from roofs, gutters, or air conditioning units is diverted away from the siding, trim, or other exterior cladding.
- All parts of any shrubs, trees, and plants are at least 1 foot away from siding, trim, or other exterior cladding.

- A minimum of 6" ground-to-siding clearance is maintained around the perimeter of the home, and a minimum 1" clearance is maintained between siding and surfaces that can collect water such as porches, patios, driveways, side walks, or other hardscape.
- A minimum of 1 1/2" clearance is observed at dormers and rooflines.
- Painted surface is kept free of mold, mildew, and algae.
- Siding, trim, or other exterior cladding is repainted before the paint fails (e.g. examine for chalking, cracking/flaking, lack of paint).
- Siding is inspected for protruding, loose, or countersunk nails and corrected accordingly.
- Siding is inspected for siding staining. Staining may be an indication that you have a leak or other moisture problem. The source of the moisture problem must be found and eliminated to prevent more extensive damage.
- Sufficient foundation and attic ventilation are maintained throughout the year.
- Crawl space ground cover/vapor barrier is in good condition and continuous.
- Kitchen, bath, and dryer exhaust are vented outside the structure (NOT INTO CRAWL SPACE OR ATTIC).
- No decks, porch framing, or planters are attached directly to siding.
- Foundation is inspected (inside and out) for accumulations of water, and corrective measures are taken where necessary.