

My Home

Tips for Operating Your Home

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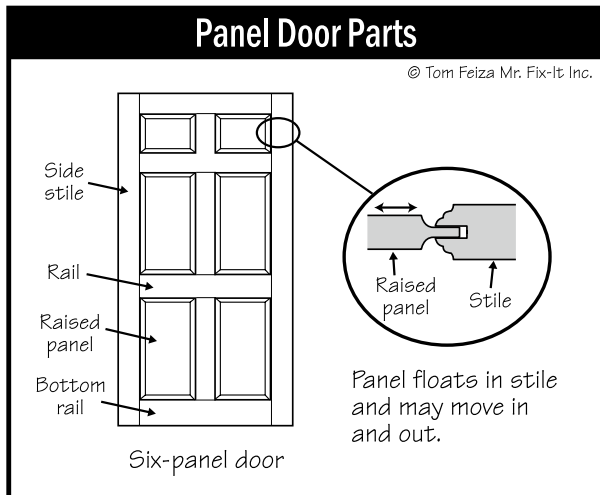
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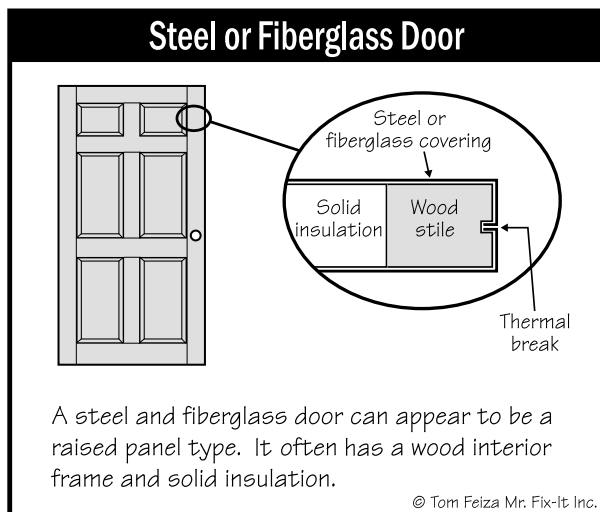
Chapter 3 – Doors, Windows

Exterior Doors

1. Exterior doors are made in many styles. Most are constructed of wood, steel or fiberglass.
2. Wood-panel doors are constructed with floating panels to allow for the wood's expansion and contraction.
3. Metal and fiberglass doors have solid exterior surfaces and often have interior insulation.



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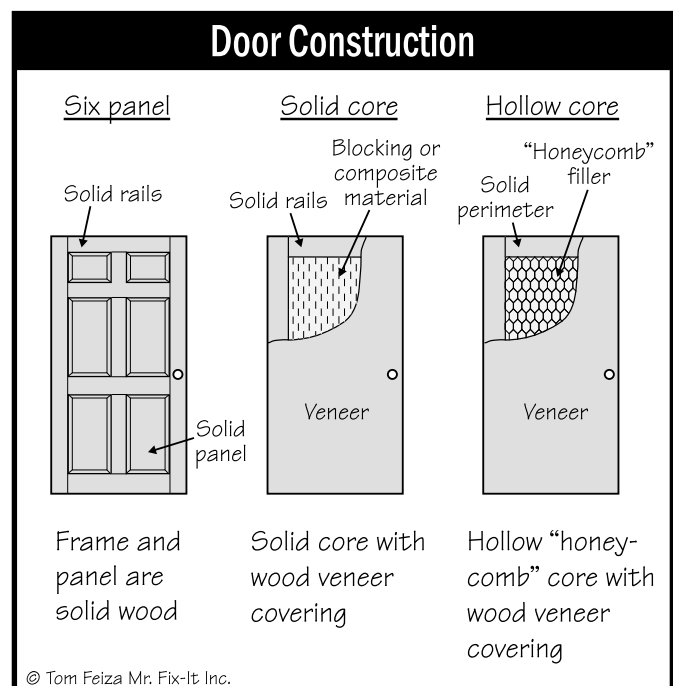


Must Know – Must Do

1. Maintain the finish and weatherstripping on all exterior doors.
2. Adjustments can be made to locksets and hinges if needed.

Interior Doors

1. Many variations exist for interior door styles and construction.
2. Many doors are six-panel, solid core or hollow core.
3. Doors may also be metal, composite, or wood veneer.
4. For closets, you may also find sliding, bypass or bi-fold doors.
5. Locksets for doors also vary for the type of application.
6. Exterior locksets may be knob-in-key. Bathrooms often have a simple lock with an exterior release in the doorknob.



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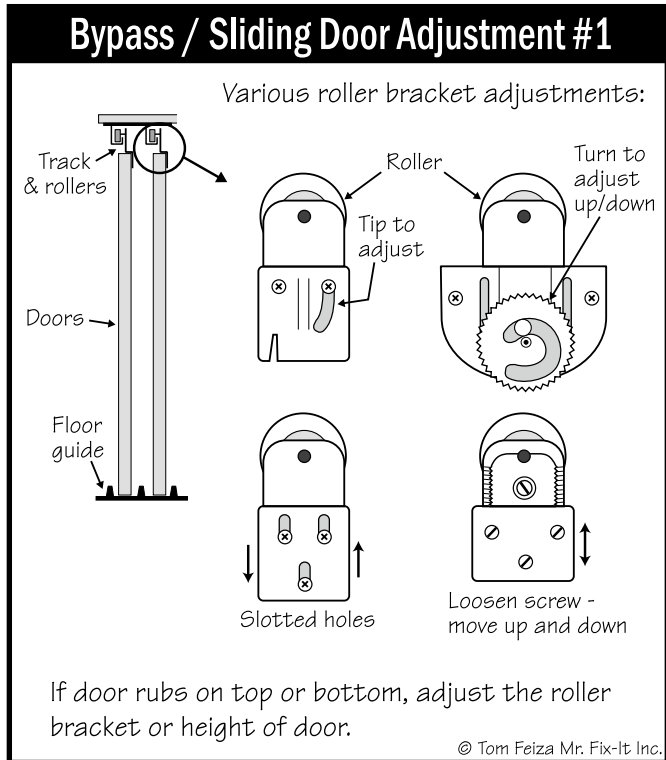


Must Know – Must Do

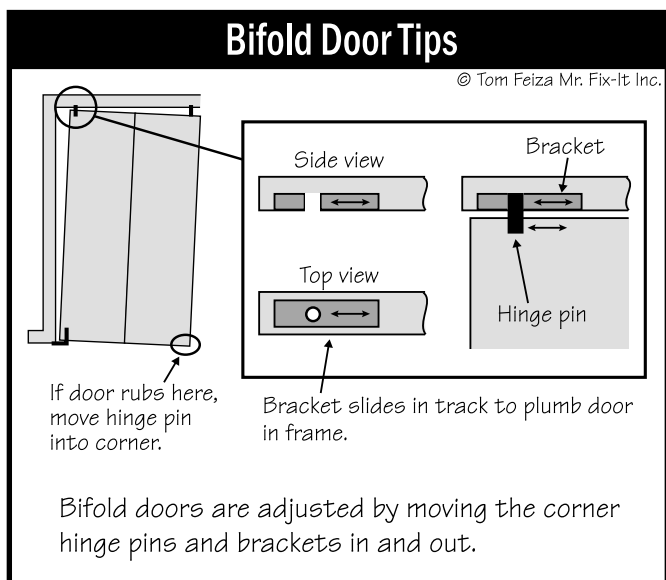
1. Lubricate hinges with a few drops of light oil yearly.
2. Doors, hinges and locksets can be adjusted as needed.

Door Adjustments

1. Folding and bypass doors allow numerous adjustments to raise, lower and tip the doors for proper fit.
2. Most door fit problems are due to loose or bent hardware.
3. Adjustments are simple to make but often difficult to understand.



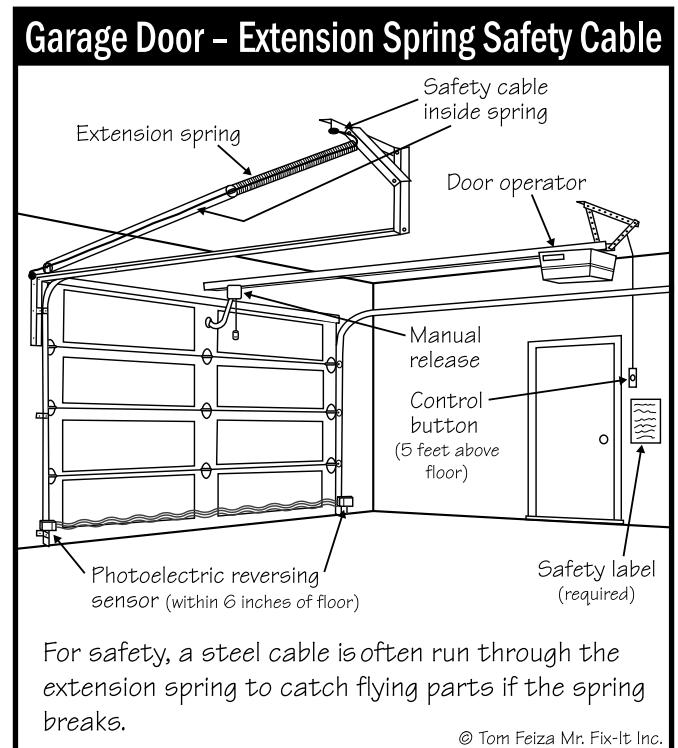
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Overhead Garage Doors

1. An overhead garage door is the largest and heaviest moving part in your home.
2. The garage door can be dangerous. Never make adjustments or repairs unless you fully understand the operation of the door and door operator.
3. Overhead doors are lifted and balanced with a large extension or torsion spring.
4. The spring should be adjusted so the door can be lifted and operated with a few pounds of force.
5. The door should balance in the center of its travel.
6. All surfaces of a garage door should be painted – all six sides of the panels.
7. The rollers and tracks should be lubricated with garage door lubricant.
8. The hardware should be tightened on a routine basis.



D015

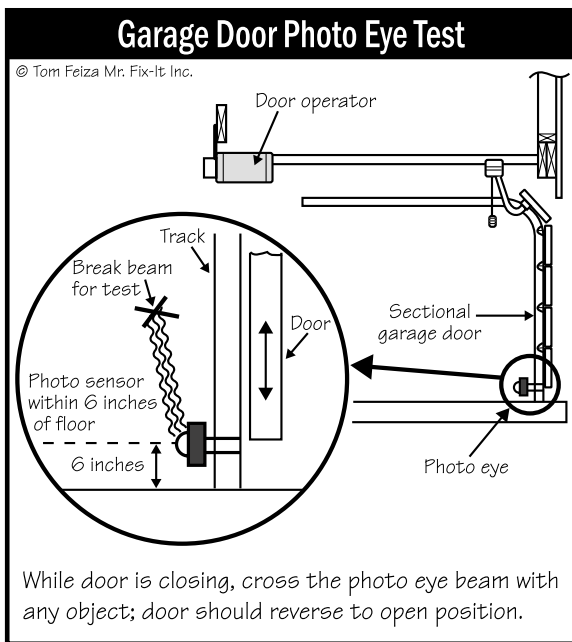


Must Know – Must Do

1. Maintain the rollers and hardware on a routine basis.
2. Have a professional adjust the spring.

Garage Door Operator

1. The garage door and its operator mechanism can be dangerous if not maintained and operated properly.
2. Refer to your door's operating manual for specific safety precautions.
3. The garage door, springs and hardware must be maintained to keep the garage door operator functioning properly.
4. Modern garage door operators have a photo-eye sensor to reverse the door if there is any obstruction below the door.
5. Older doors have a pressure-sensitive reverse – if the door hits something, it will reverse.
6. Garage doors and operators should be maintained per the manufacturer's requirements, and the safety reverse should be tested on a routine basis.
7. The operator button should be at least five feet from the floor to prevent children from playing with the door.



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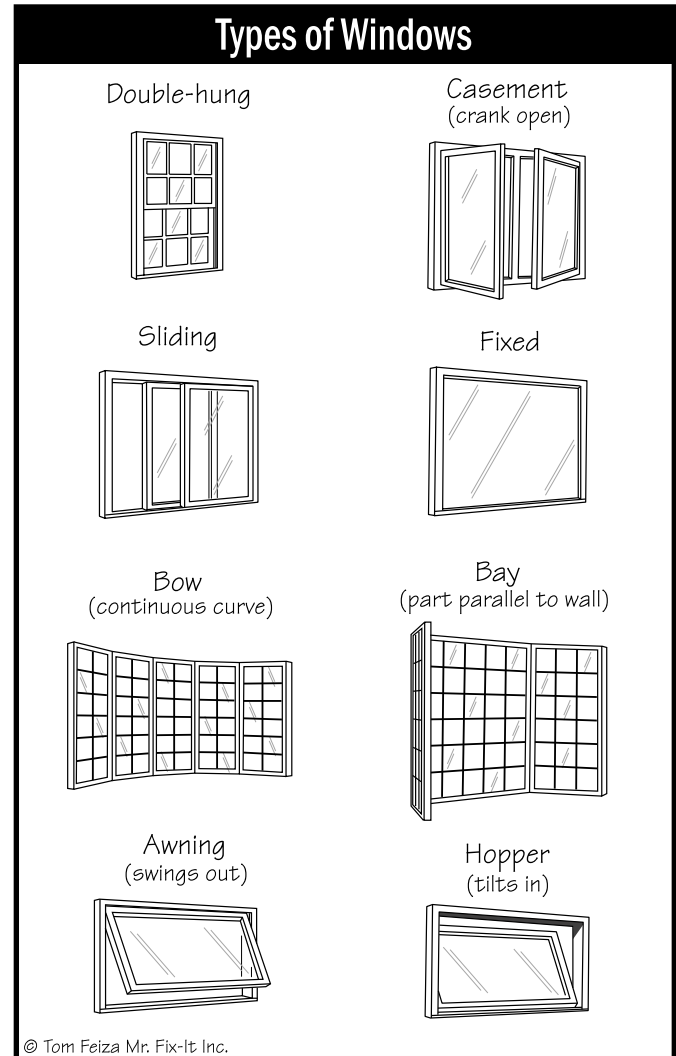


Must Know – Must Do

1. Have a professional adjust and test the garage door and operator on a routine basis.
2. Never allow children to operate or play with the door.

Windows

1. There are many types and styles of windows and window glass.
2. Windows are constructed of various materials, including wood, vinyl, composite, metal, and aluminum.



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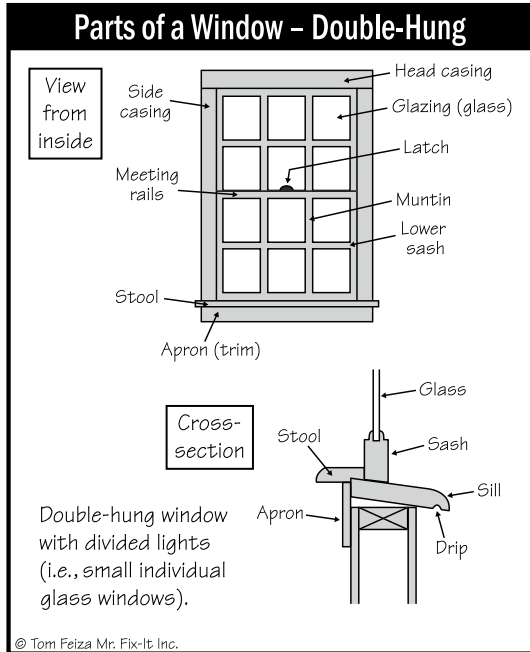


Must Know – Must Do

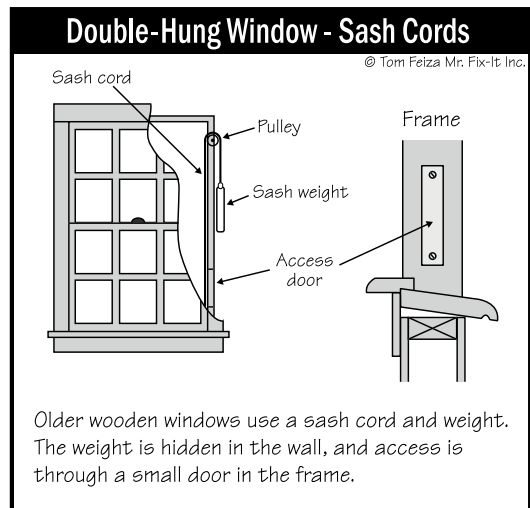
1. Window finishes must be maintained to extend the life of the window.
2. Broken glass, broken springs, missing sash cords, and damaged hardware can present safety hazards – so be careful, and maintain the windows.

Window Parts

1. All windows must be maintained, adjusted and painted as needed.
2. Windows have a sill, drip and flashing to keep water outside your home.
3. Older, double-hung windows use a sash cord and weight to balance the weight of the window sash.



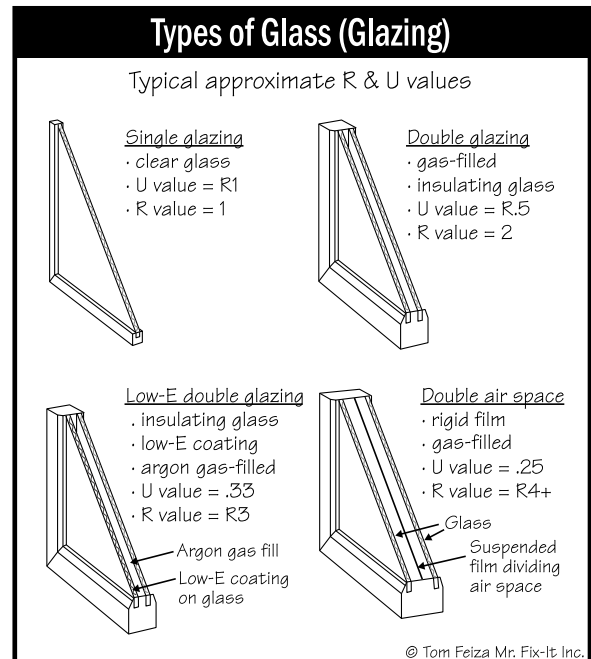
DO42



DO43

Window Glass or Glazing

1. Window glass (glazing) has become more efficient with modern technology.
2. Older windows often had a single pane of glass with an insulation or R-value of about 1.
3. In northern climates, window glazing often consists of multiple layers of glass, coatings, and special gas. R-values can be over R-4.
4. Windows with higher R-values limit heat transfer and make you feel more comfortable because less heat radiates through the glass to your body.
5. Special coatings on modern glass limit the movement of ultraviolet light through the glass. This reduces interior heat from sunlight and protects interior finishes from sun damage.
6. Storm windows increase the R-value.
7. A “foggy” insulated glass panel indicates that the seal between the glass panels has failed.
8. Failed insulated glass panels will not leak water or waste lots of energy, but the fog can’t be cleaned.



DO47



Must Know – Must Do

1. Understand the types of windows in your home, and carefully maintain them.



Must Know – Must Do

1. Understand your window type. Maintain finishes and weatherstripping.



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TOM FEIZA, MR. FIX-IT

Looking for more great advice on home repair, home improvements and do-it-yourself projects? Then look to Tom Feiza, “Mr. Fix-It.” Tom has helped millions of people on a broad range of home-related topics.

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ABOUT THE AUTHOR

THE MR. FIX-IT SHOW

For 31 years, Tom Feiza hosted “The Mr. Fix-It Show”—a live radio call-in show on AM 620 WTMJ. The “Fix-It” program is Milwaukee’s top-rated Saturday show, with more than 45,000 listeners. Tom gave practical advice while responding to callers’ questions on home repair and related projects.

PUBLISHING AND EDUCATION

Tom has been published in newspapers, magazines, websites, with a total circulation reaching millions of homeowners. He also writes feature stories and articles. In addition to radio and print, Tom has hosted several weekly television shows focusing on home improvements and repairs. He was also featured in a nationally distributed “how-to” video series.

SPEAKING

Tom also appears as a keynote speaker at home shows and presentations to professional groups, entertaining the audience with just the right blend of information and humor.

Tom has held various engineering and management positions in facilities management, equipment repair, construction, and customer service. He consults in the areas of home remodeling and construction.

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