

DUDLEY NEIGHBORS INCORPORATED LAND TRUST HOMEOWNERS GUIDE

Home Maintenance, Improvements, and Repairs

Summer 2016



DUDLEY NEIGHBORS INCORPORATED
The Community Land Trust

HOME MAINTENANCE 101

Slow wear and tear can lead to *serious, expensive* problems. As a homeowner, it's best not to wait for something to break before you address it. It is best to create a regular schedule of home maintenance check ups, usually done seasonally, to avoid preventable home repairs.

Here are *some* items to consider for regular check ups:

YEAR-ROUND MAINTENANCE

- Fuses and breakers, which can trip frequently
- Do periodic childproofing if there are children in the home
- Ensure that air vents (indoors and outdoors) are not blocked by snow or debris

FALL

- Replace screen windows with storm windows
- Clean leaves from gutters and roofs
- Check downspouts to ensure proper drainage
- Check chimneys for obstructions
- Heating system check up: Gas furnace serviced every 2 years, oil furnace serviced every year
- Check for tree limbs that are touching or close to your home
- Clean and change air meters, gas appliance vents, and basement windows



WINTER

- Make sure you have working fire extinguishers
- Check ceilings and attics for water stains or damage
- Keep vents clear of snow
- Get your home weatherized: Make your home more resistant to cold weather by adding insulation, storm windows, etc.
- **ABCD's Weatherization Assistance Program:** Provides low-income households in Boston with no-cost weatherization services
<http://www.bostonabcd.org/weatherization-wap.aspx>



SPRING

- Replace storm windows with screens
- Clean and check air filters
- Check eavesdrops and downspouts
- Check smoke, carbon monoxide and security alarms and replace batteries



SUMMER

- Paint your house once every 5 years, or when you see peeling, cracking, or blistering of the paint
- Repair driveways, walkways, and damaged steps
- Monitor basement humidity and avoid relative humidity above 60%
- Check basement pipes for condensation and dripping



HOME IMPROVEMENT

Are you planning home improvement projects? Are you looking to remodel your kitchen, bathroom, or basement? Is your home in need of painting or new windows?

In addition to making your home look beautiful, remodeling is a way to make a long-term investment in your home.



Before starting any remodeling or renovation project, meet with Dudley Neighbor's Inc. (DNI) Director of Operations, Tony Hernandez, to discuss your options and receive approval. If you meet with Tony first, he can tell you what projects will be added to the resale value of your home.

DNI must approve major renovations to the home in order for you to get credit for these improvements at the time of resale. Approved projects will be added *dollar for dollar* to the value of your home.

Remember to **keep all receipts** of money spent on improvements. Without receipts, DNI will be unable to add the improvements to the value of your home.

FINDING A CONTRACTOR

Helpful Tips:

- Choose a contractor that is recommended to you by a *friend or family member*
- Ask your *neighbors* for recommendations
- **Boston Building Resources** (yearly membership- \$10), has a list of trusted contractors they give out to members
- When interviewing a contractor, check their *references* and ask for examples of projects they have recently done that are similar to yours
- Check with the **Better Business Bureau** to see if complaints have been filed against the contractor (508-652-4800 or www.boston.bbb.org)
- Check with the **Office of Consumer Affairs and Business Regulation** to make sure they are registered (888-283-3757)
- If you do run into an issue, contact the **Attorney General** (617-727-8400)
- Use **Angie's List** at www.angieslist.com, with username DNI@dsni.org and password: *password*
- Refer to our list of nearby contractors found on the next Page



Ask yourself:

- Do they maintain open communication?
- Do they answer your questions directly and completely?
- Did they put the estimate they quoted you in writing?



FINDING A CONTRACTOR

Resource List of general carpenters and builders:

DNI does not endorse the following businesses or guarantee the quality of their work. Please let us know about your experiences with them so we can edit this list appropriately. **contractor has worked with HomeWorks



1. Flemming Carpentry and Masonry, 1 Normandy St #1, [617 445 0356](tel:6174450356) or [617 759-4095](tel:6177594095)
2. McCarthy Construction, John: [617 775-4601](tel:6177754601).
Areas of work: roofing, siding, gutters, windows, kitchens, baths, painting and general carpentry
3. Darryl Tyler, 29 Alpine St, Boston 02119, [617 780-0584](tel:6177800584) or livingimprovements@yahoo.com
4. JRC Services home improvement and general carpentry, Jose Rafael Cruz: [617 828-1864](tel:6178281864). www.myjrcrestimates.com
Areas of work: electrical, plumbing, painting, additions, carpentry. Free estimates
5. Cornerstone General Constructions, LLC. Samuel Ngo and Tony Tran, 64 Robertson Street, Quincy, MA 02169. Phone: 617 794-0797 or cornerstoneconstructionllc@gmail.com
Areas of work: building, remodeling, fixes on commercial and residential buildings
6. McDonald Home Improvement, 263 Kennebec St, Mattapan, MA 02126. Phone: 617 364-0021. David McDonald, President: 617 957-6884
7. AA&B Home Improvement, Cummins Highway, Mattapan, MA 02126. Phone: 617 606-0407 or aab.h.improve@gmail.com.
<http://www.aabh-improve.webs.com/>. Free estimates
8. ERJ Home Remodeling & Designs. PO Box 59, Roslindale, MA 02131. Call Edward Reid Jr at 617 513-2370.
9. Thurgood Jones, Designer and Masonry, Inc. 90 Kenwood Street, Dorchester, MA 02124. Phone: 617 474-9882.
designermasonry@hotmail.com.
Specializing in Brick, Stone and Restoration Work
10. Les the Handyman, Leslie Trotman: 617 704-7753, fishnetless@gmail.com
Areas of work: moving, carpentry, landscaping, yard work, window cleaning, house painting, fish cleaning and more
11. **DaSilveira Builders, Inc., 25 West Cottage St, Dorchester, MA 02125. Vargas Dasilveira, Phone: (617) 524-5300
12. Noel Laing, 617 287-8800, noellaing@laingenterprises.com
Areas of work: general contracting, building construction, renovations & maintenance, fire restoration and remodeling, lead based paint abatement, hazardous materials, remediation and consulting.
13. Exterminators: Pro-Tec Exterminating, David Bowden, (857) 753-8204 or sdbowden@aol.com
14. Alves Construction – Jose Alves – H: (508) 587-3392 cell: (774) 259-9115
15. Brothers Construction – Gilmet Cell: (857) 212-8076 Work: (617) 282-1506
16. Francisco Rodrigues Construction – (617) 606-1388
17. Roofing Construction – Nuno Souto- 617 283-2648
18. Progressive Electric System, Inc – Firmino Barbosa – 617 592-3477 or 617 592-4444
19. Mr. Le Le Painting –(617) 653-8450, Areas of work: Carpentry, Gaters, Roofing, Tiles, Cleaning
20. Amazing Fence, 42 Mayhew St, Dorchester, MA 02125. (617) 532-0922 <http://www.amazingfence.com/index.html>
21. David McDonalds, 617 957-6884.
22. **A.M. Installation, 185 Squire Road Room #7, Revere, MA 02151, (888) 252-8574
23. **First Framing Home Solutions, Inc. – Lance Zimmerman – 77 Millet St, Boston MA 02124



FINANCING HOME REPAIR

Financing Home Improvements & Repairs:

- **HomeWorks HELP:** Provides 0% interest loans of up to \$20,000 for a single-family, two- or three-family home for a variety of home repair projects. The Boston Home Center will partner with you through the entire process. $\frac{1}{3}$ of the loan is forgiven after 5 years, and you can pay off the loan when you refinance or sell your home.

Visit http://dnd.cityofboston.gov/#page/homeworks_help or call Ben Baldwin at DNI (617-442-9670 ext 133) for more information.

- **Senior Home Repair:** If you are 62 years old or older and own your own home, you may be eligible to receive at 0% interest loan for a variety of home repair projects.

Visit the **Kit Clark Senior Services Center**, for **02125** residents, (Lee Moss, 617-533-9141) or **United South End Settlements**, for **02119** residents, (Clara Garcia, Director of Senior Services, 617- 375-8163). **to see if you qualify.**

Energy Efficiency:

- **Mass Save:** Call Mass Save at 886-527-SAVE to schedule a no cost home energy assessment with an energy specialist. They can provide energy efficient LED light bulbs, low-flow faucet aerators and shower heads, advanced power strips, and programmable thermostats.



ADDITIONAL RESOURCES

DNI Resources:

DNI can assist you with tax preparation, financial coaching, job training programs, and refinancing. Please contact us with questions and we will be happy to work with you.



Boston Building Resources:

For a \$10 yearly membership, you also have access to:

- Free and low-cost workshops for do-it-yourself projects
- Discounts on high quality products
- Home improvement tool rental
- One-on-one technical assistance for consultation on projects
- List of recommended contractors and tradesmen

Household income qualifications for \$10 membership:

- 1 person: \$56,350
- 2 people: \$64,400
- 3 people: \$72,450
- 4 people: \$80,450



100 Terrace Street, Roxbury MA, 617-442-2262

GOVERNMENT RESOURCES

Boston City Councilor for District 7 (Roxbury)

Tito Jackson

617-635-3510

TJackson@boston.gov

Boston City Councilor for District 3 (Dorchester)

Frank Baker

617-635-3455

Frank.Baker@boston.gov



BOS:311

An app for your mobile device that allows Boston residents to alert the city to neighborhood issues such as potholes, damaged signs, and graffiti.

You can also tweet at the City to report these issues at [@BOS311x](https://twitter.com/BOS311x)

Include the geographic location (504 Dudley Street), a photo, and #theproblem (#brokenstreetlight or #pothole) in your tweet.

DUDLEY NEIGHBORS INCORPORATED STAFF

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