

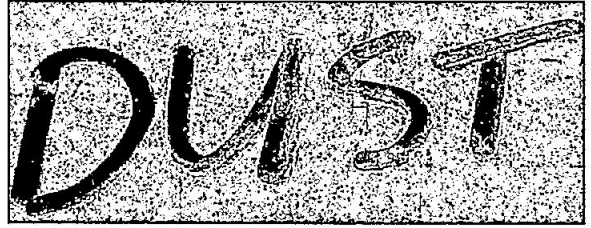
# PROTECTING YOUR LAS VEGAS INVESTMENT #029 - DUST CAN CAUSE SERIOUS PROBLEMS

Las Vegas is dusty. No surprise there - it is a desert after all. Occasionally there is a dull haze throughout the valley that looks like smog but is actually dust in the air. All the dust does create some interesting challenges for people who own homes in the Las Vegas valley.



Air filters should be changed at least every other month. They tend to get clogged with all the dust and that will make your blower motor work much harder. That results in higher energy bills and will also shorten the life of the blower motor. If you have tenants in the property, make sure they (or your property manager) changes the filters regularly.

Another issue involves squeaky door hinges. This is annoying so homeowners go to the local hardware store and buy some spray lubricant such as WD-40. Just like magic, no more squeaking. However, a new problem emerges. Many spray lubri-



cants can be dust magnets. That results in the dust mixing with the lubricant causing a "caking" effect with small flakes of this muck falling on the floors. Also the over-spray creates a dirty gray area around the hinges. Instead, use a silicon spray lubricant and be sure to clean any over-spray.

Real hardwood flooring is beautiful but it can be a problem here in the valley. As a child growing up in western Canada, I was not allowed to wear my shoes in the house. In southern Nevada it is normal to wear shoes inside. Our dust here is very high in silica and when that embeds in the soles of shoes, it is like wearing sandpaper on your feet. This wears the wood rapidly and is part of the reason we see very little real hardwood flooring here.



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