

# Veridian Homes Winter 2018 Maintenance Tips

## Interior Winter Maintenance Checklist

- Monitor the relative humidity in your home with a hygrometer; you should maintain 35 to 40 percent. This can be controlled by using your exhaust fans, air conditioning and dehumidifier.
- Condensation on glass, mainly during the winter months, leads to deterioration of the window and the opening surrounding it. To minimize condensation problems, use your kitchen, bath or furnace fans to reduce your home's relative humidity. Keep enough space behind your drapes, so air can circulate. If you have blinds, it is important to keep them raised if you notice condensation.
- Install a dehumidifier to remove excess moisture in the basement.
- Inspect all air intake and exhaust ports. Keep them clear of any obstructions such as overgrown shrubbery and snow.
- Inspect and change your furnace filter if using the 1" box filter. Change filters once or twice a year. For homes equipped with Aprilaire® or Honeywell® media air cleaner models, change filters these air filters once or twice a year.
- Change or clean your range hood filter to avoid grease and food accumulation.
- Check the PVC ring under your sinks. This ring is located directly above the PVC trap. Verify that these round rings are hand tight so that water will not leak.
- Shut down your air conditioner once you've used it for the last time. Go to your main breaker box and turn the air conditioning breaker off.
- Inspect and change batteries, in your thermostat.
- If severe weather conditions occur, be prepared to deal with frozen pipes. To minimize the potential for a frozen plumbing line/pipe in severe weather conditions, do not lower the heat to less than 55 degrees. Leave cabinet doors open under sinks to allow warm air to circulate. In the event of a power outage, leave faucets on slightly so water can run slowly. If frozen pipes occur, contact a plumber.
- Clean lint from clothes dryer exhaust pipe.



**Energy Saving Tip:** Save energy this winter by setting back the temperature on your thermostat when you're asleep or not at home. For every degree you lower the temperature over a selected period, the more you can save on your heating bill. Go to [www.mge.com](http://www.mge.com) for more energy saving tips.

*If you do not feel confident in performing any of these duties, please contact a professional.*

## Exterior Winter Maintenance Checklist

- Check gutters and roof for excessive ice/snow build up. Ice damming can cause roof leaks and may result in drywall/insulation damage. Remove ice/snow with a broom/snow rake.
- While it may seem easier, do not use salt or ice removers on concrete; they will cause pitting and/or spalling. We recommend using sand for traction.
- Keep your exterior lights on for safety during the evening.
- Inspect vent pipes to ensure they are clear of obstruction.

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**VERIDIAN HOMES**

PHONE: 800.726.7397 | WEB: [VeridianHomes.com](http://VeridianHomes.com)

*Dream. Build. Live.*



# Show us that Smile and Win \$100!

As a Veridian homeowner, you can win \$100 in our Photo Contest. Just send us your best seasonal photos of life in or around your home. In addition, the first runner up will receive \$75 and the second runner up will receive \$50. What we really want to see are seasonal photos that represent your lifestyle, and all the fun you have with your family and neighbors. The winning photos will be shown in the next newsletter.

So come on homeowners, pull out those cameras and show us your smile!

## Rules:

1. Photos must be taken inside or in the yard of a home built by Veridian Homes, Don Simon Homes or Midland Builders.
2. A current resident of the home must submit the entry.
3. Label back of the photo or email with your name, address and neighborhood.
4. Veridian Homes staff will select the winners.
5. Your entries must be submitted by February 12, 2018.
6. Prizes will be awarded by February 19, 2018 and the winning photos will be shown in the Spring 2018 Newsletter.
7. Photos will not be returned, so please keep a copy.
8. By submitting your photo, you give Veridian Homes the right to use your photo in future marketing materials.

## How to enter:

SUBMIT VIA EMAIL  
hello@veridianhomes.com

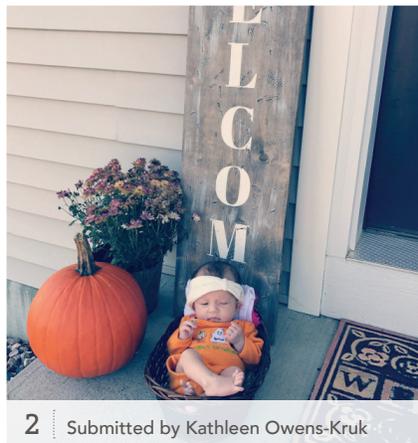
SUBMIT VIA FACEBOOK  
Post photos on our wall @  
www.facebook.com/veridianhomes

SUBMIT VIA MAIL  
"Photo Contest, Veridian Homes"  
6801 South Towne Drive, Madison WI 53713

## Congratulations Fall Photo Contest Winners!



1 Submitted by Kyle Bucher



2 Submitted by Kathleen Owens-Kruk



3 Submitted by Amy Marver