



Veridian Homes Spring 2016 Maintenance Tips

Interior Spring Maintenance Checklist

- ☐ After the first year, have the air conditioner checked and serviced by a professional. A fully charged AC unit will operate more efficiently
- ☐ Test smoke detectors, replace batteries and vacuum around the face covers. Also replace thermostat batteries.
- ☐ Check your carbon monoxide detector. Make sure the batteries are fresh. Replace old units every three to five years.
- ☐ To maintain wood and prevent cracking, apply wood moisturizer to all doors, cabinets and wood trim work.
- ☐ Inspect and repair any caulk around bathtubs, sinks and showers. Use a quality, low VOC latex caulk.
- ☐ Monitor the relative humidity with a hygrometer. To prevent a dew point, maintain an indoor relative humidity level less than 35 percent. This can be controlled by using exhaust fans, air conditioning and a dehumidifier.
- ☐ Vacuum the coils on the rear of the refrigerator to allow maximum operation capabilities.
- ☐ Change or clean your range hood filter to avoid grease and food accumulation.
- ☐ Change your furnace filter.
- ☐ Pour at least five gallons of water into the sump pump crock to force the sump pump to run to maintain the seals on the pump. Verify that the sump pump extension is connected at the exterior of your home.
- ☐ Pour approximately one gallon of water in your basement floor drain to prevent sewer gas from entering the home.
- ☐ Visually inspect attic insulation making sure it is adequate and level.
- ☐ When turning the breaker for the air conditioner back on, please allow 24 hours before using the unit to prevent potential damage by ensuring it is fully charged.

Exterior Spring Maintenance Checklist

- ☐ When you barbecue, move the grill at least six feet away from your home to prevent vinyl siding from melting.
- ☐ Inspect roof for damaged or missing shingles, loose flashing or missing caulk, which could eventually contribute to roof leaks. Replace any damaged materials as soon as possible.
- ☐ Inspect air intake and exhaust ports (i.e., dryer vent) to keep them clear of any obstruction such as overgrown shrubbery, grass clippings, insects and birds' nests.
- ☐ Check the backfilling around the foundation of your home. If there is settling, this needs to be filled in. Maintain a positive slope away from the foundation, re-seed with quality grass seed, and water daily until established.
- ☐ Make sure all gutters are clean and downspout extensions are in place and not damaged.
- ☐ Seal your exterior concrete driveway, garage floor and sidewalk with quality topical concrete sealer such as EverClear (Hatch Building Supply).
- ☐ Caulk any cracks in sidewalk, garage floor, driveway and patio to prevent moisture from accessing the cracks next winter and freezing. This can cause the cracks to expand.
- ☐ Check the exterior faucets (silcocks) for frozen pipe damage. This would be caused by failure to remove hoses from the faucets during winter freezing months or by not turning off the water.
- ☐ Check the screens for any holes.
- ☐ Clean out patio door and window weep holes.
- ☐ To touch-up paint on your mailbox post, contact Diamond Vogel Paint at (608) 222-7722, for latex stain BT-1504, color MTM beige 255 VZ 2039.
- ☐ Trim trees and shrubs that may contact the siding or roof.
- ☐ Clean any lint that may collect in the exterior dryer louver unit vent cover.
- ☐ Check weather stripping on doors and repair.
- ☐ Check batteries in garage door remote and key pad.

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



VERIDIAN HOMES

DESIGN STUDIO: 6801 South Towne Drive, Madison WI 53713

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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 photos that represent your lifestyle, and all the fun you have with your family and neighbors. The winning photos will be shown over social media and in the next newsletter.

So come on homeowners, hold up your phone or pull out your camera, 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 must submit the entry via email or Facebook.
3. Label your submission with your name, address and neighborhood.
4. Entries must be submitted by May 13, 2016.
5. Veridian Homes staff will select the winners and prizes will be awarded by May 27, 2016. Winning photos will be shown in the Summer 2016 Newsletter.
6. By submitting your photo, you give Veridian Homes the right to use your photo in future marketing materials.

How to enter:

SUBMIT VIA EMAIL

Photo@veridianhomes.com

SUBMIT VIA FACEBOOK

Post photos on our wall @

www.facebook.com/veridianhomes

Presenting our newest furnished model, The Mason.



1 Great Room



2 Office / Craft Room



3 Kitchen / Breakfast Bar



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