



Veridian Homes Fall 2016 Maintenance Tips

Interior Fall Maintenance Checklist

- Shut down your air conditioner once you've used it for the last time this fall season. Go to your main breaker box and turn the air conditioning breaker off.
- Replace your furnace filter. Check furnace operation prior to the first cold spell.
- Inspect and add silicone, if necessary, around bath tub drain and faucets where they meet the fiberglass module.
- Seal grout lines of all ceramic tiles. A simple grout sealer applied with an artist's paintbrush tends to be the best method.
- Test your smoke detectors and vacuum the outside of the units to clean them.
- Check fireplace operation. Gas fireplaces with pilot lights should be relit following manufacturers instructions. Those without pilot lights can be turned on at the control. Wood burning fireplaces should be cleaned and inspected by a professional.
- If your home's exterior doors are equipped with adjustable thresholds, they may be adjusted up with a screwdriver to tighten the fit of the door. In the spring, adjust down.
- Tighten PVC traps under your sinks so they don't loosen and leak.
- If you have a water conditioner/softener, make sure the salt is above the water level.
- Keep your exterior lights on for safety during the evening.



Safety Tip: Change the batteries in your smoke detectors when you change the clocks in November.

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

Exterior Fall Maintenance Checklist

- After leaves have fallen — clean gutters, downspouts and window wells. Confirm that downspout extensions or splash-blocks are in place and in good condition to carry roof water away from the foundation.
- Drain and winterize landscaping sprinkler systems. Disconnect all hoses from exterior faucets and turn valves (located in basement) to the off position to prevent freezing. Store garden hose equipment for the winter.
- Mow lawn after the first frost. Apply fall or starter fertilizer.
- Wash exterior concrete: garage floor, sidewalk, driveway and stoops. Once dry, caulk any cracks or expansion joints in the concrete slab with a concrete grade caulk. Next, seal concrete slabs with a topical concrete sealer to prevent cracking and/or flaking.
- Re-apply stain/sealer to deck surface to prevent cracking and warping of wood.
- Inspect exterior wood surfaces for cracking/peeling paint. Sand, prime and paint as needed to prevent water damage.
- Verify that the sump pump extension is installed on the home's exterior.
- Inspect caulk around exterior penetrations. If any of the caulk is cracked or weathered, remove existing caulk and re-caulk using a clear silicone caulk to prevent water entry.
- Inspect vent pipes to ensure they are clear of obstruction.
- Check for any settling that may have occurred around your foundation. To properly allow water to run away from the basement, your home requires a positive slope away from the foundation walls. If settling has occurred, add topsoil to create the necessary slope. Seed and repair as needed.
- 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.

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



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 October 28, 2016.
6. Prizes will be awarded by October 31, 2016 and the winning photos will be shown in the Winter 2016 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

adminsales@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 Summer Photo Contest Winners!



1 Submitted by John Maniacci



2 Submitted by Mark Pajari



3 Submitted by Ashley Brodd