



Veridian Homes Fall 2019 Maintenance Tips

Interior Fall 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
- 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.
- 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/carbon monoxide detector and vacuum the outside of the units to clean them.
- Inspect and change your furnace filter per manufacturing recommendations.
- 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. Gas fireplaces should be cleaned and inspected by a qualified service technician at the beginning of each heating season.
- 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.
- 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.
- 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.

Exterior Fall Maintenance Checklist

- After leaves have fallen clean gutters, downspouts and window wells. Confirm that downspout extensions or splash-blocks are in place 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 before first snow fall, then 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.
- Seal all treated wood on decks, porches, and railings.
- 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 backfilling around the foundation of your home. If there is settling, it will need to be filled in. Maintain a positive slope away from your foundation. Re-seed the filled in areas with grass seed and water daily until established.
- 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 November 8, 2019.
6. Prizes will be awarded by November 15, 2019 and the winning photos will be shown in the Winter 2019 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

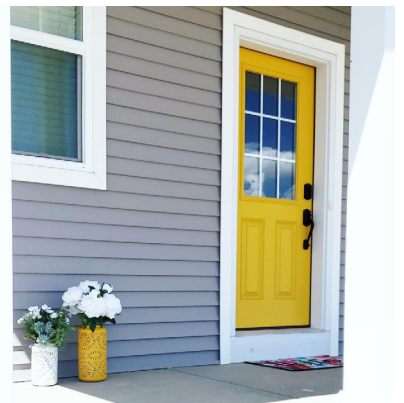
Congratulations Summer Photo Contest Winners!



1 Submitted by Laura Nagler



2 Submitted by Ashley Brodd



3 Submitted by Stephanie Maslowski