



Veridian Homes Spring 2020 Maintenance Tips

Interior Spring Maintenance Checklist

- Check the air conditioner (AC) breaker in the electrical panel in the basement; verify that it is switched on.
- 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/carbon monoxide detector, replace batteries and vacuum outside of units.
- To maintain wood and prevent cracking, apply wood moisturizer to all doors, cabinets and wood trim work.
- Replace caulking around showers and sinks if necessary.
- 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.
- Inspect and change your furnace filter per the manufacturer recommendations.
- Ensure your sump pump is working by submerging it with a minimum of 10-12 gallons of water until it engages.
- 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.
- 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.

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

Exterior Spring Maintenance Checklist

- Move the grill at least six feet away from your home to prevent siding damage.
- 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, birds' nests and lint.
- 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.
- Make sure all gutters are clean and downspout extensions are in place and not damaged.
- Caulk any cracks in your sidewalk, garage floor, driveway and patio. This will help prevent the cracks from expanding in the winter.
- Turn exterior faucets back on in the basement and check the exterior faucets 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 window and patio door screens for any holes.
- Trim trees and shrubs that may contact the siding or roof.
- Check weather stripping on doors and windows and repair.
- Check batteries in your garage door remote control units, replace if necessary.

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 May 15, 2020.
6. Prizes will be awarded by May 22, 2020 and the winning photos will be shown in the Summer 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

Congratulations Winter Photo Contest Winners!

