



Veridian Homes Summer 2017 Maintenance Tips

Interior Summer Maintenance Checklist

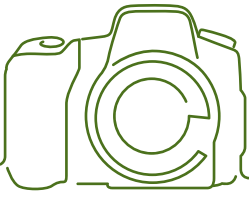
- If your home is equipped with high and low return air registers, close the lower registers for optimum cooling.
 - Install a dehumidifier to remove excess moisture in the basement.
 - Monitor the relative humidity in your home with a hygrometer; you should maintain 35 to 40 percent. This can be controlled by using your exhaust fans, air conditioning and dehumidifier.
 - Ensure your sump pump is working by submerging it with 10-12 gallons of water.
 - If your home is equipped with a water softener, fill the tank with solar salt. Check that the time is set correctly.
 - Check your smoke/carbon monoxide detector. Make sure the batteries are fresh. Replace old units every three to five years.
 - If your exterior doors are equipped with an adjustable threshold, they may need to be adjusted for optimal operation and/or energy efficiency.
 - Replace caulking around showers and sinks if necessary. Change your furnace filter.
 - Clean lint from clothes dryer exhaust pipe.
- If your air conditioning seems to be out of order, follow these simple steps:
- Check the thermostat batteries; replace if necessary. Ensure thermostat setting is positioned at "COOL."
 - Check the air conditioner (AC) breaker in the electrical panel in the basement; verify that it is switched on.
 - If you need to replace your mailbox: Call ahead to a home improvement store and ask for the Gibraltar Elite mailbox in Hartford Green and standard size. Farm & Fleet usually has them in stock.

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

Exterior Summer Maintenance Checklist

- Wash siding and masonry with a hose. Clean screens and windows.
- Check batteries in your garage door remote control units, replace if necessary.
- Check weather stripping on doors and windows and repair as needed.
- Clean out weepholes. (Weepholes are small openings on the exterior of windows and sliding patio door frames that allow water to move outside the track.)
- Sand, prime and touch-up paint on exterior wood trim.
- Seal all treated wood on decks, porches, and railings.
- Confirm that the extensions of the downspouts are positioned properly; they should sit on grass or landscaping.
- Caulk any cracks in your sidewalk, garage floor, driveway and patio. This will help prevent the cracks from expanding in the winter.
- Seal your exterior concrete driveway, garage floor and sidewalk with a concrete sealer.
- Verify that your sump pump extension is attached.
- 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.
- Apply a summer fertilizer product to your yard. Remove any excess fertilizer that may have landed on the concrete.
- Install trees and plantings as needed, per the neighborhood restrictive covenants. Always call Digger's Hotline (811) to locate underground utilities before planting trees.
- Do not dispose of yard waste in neighborhood greenspaces. Find the nearest Yard Waste Site by visiting your city's website.

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 July 21, 2017.
6. Prizes will be awarded by July 28, 2017 and the winning photos will be shown in the Fall 2017 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 Spring Photo Contest Winners!



1 Submitted by Sara Berg



2 Submitted by Dana Murn-Kohal



3 Submitted by Andrea Albrecht



VERIDIAN HOMES

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