Photo submitted by Amy S, Arrowood

VERIDIAN HOMES SPRING 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.

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 if needed.
- ☐ 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.*

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