

SUMMER IS HERE!

With the summer weather shining on us, it's time to ensure your home is tuned up and ready and performing to its fullest. Below is a simple checklist to take care of most of those home maintenance items.

KEEPING YOUR HOME IN TIP TOP SHAPE CHECKLIST

- Monitor any plants and roots that are getting close to your homes siding or masonry, remove or trim as needed
- Review your garage door for alignment and review its parts **(do not attempt to adjust the spring)**
- Check exterior flashings and sealants for potential water penetrations
- Ensure sump pump is operating properly and discharging water away from the foundation
- Check basement floor drain to make sure the trap contains water; refill if necessary
- Inspect air conditioning unit to make sure drain pan under the cooling coil is clean and draining properly
- Change or clean filters as needed, furnace filter and ventilation fan (HRV) filters, over the range hood filter (if applicable)
- Inspect and clean dryer duct if necessary
- Clean intake vent screens on the exterior of your home
- Review granite countertops and tile backsplash, apply sealer to counters and grout

ADDITIONAL BEST PRACTICES

- Check basement pipes for condensation or dripping and, if necessary, take corrective action (i.e., reduce humidity and/or insulate pipes)
- Lubricate door hinges and tighten screws to ensure proper alignment and seal, if required
- Test carbon monoxide and smoke detectors, change back up batteries if necessary
- Check for soil settlement at the foundation

This document is intended as general recommendations and best practices for home maintenance and does not replace or alter the warranty certificate nor the obligations of the builder and/or homeowner with regard to the warranty policy.