



Maintaining Your Dream Home

We pride ourselves on building and delivering homes that bring our clients' vision and imagination into reality. We build dreams. Along with a focus on aesthetics, we construct homes that are designed to maintain their luster and beauty for decades. But this is only possible if a home is nurtured and cared for over time.

Building Success 101

I want to thank our clients who have referred new business to us. Of course we love repeat business with its opportunity to work once again with you for any changes and additions to your home.

Please keep us in mind when someone you know is talking about building a new home or renovating their existing home. We welcome the opportunity to work with those people referred to us by our clients.

Thanks for your help.

Richard

Once our clients have settled into their home, it becomes increasingly their responsibility to maintain it. As a professional builder, we have a period of time in which we respond to warranty service calls and address questions. Eventually the baton is passed to our clients for regular home maintenance. This helps insure a comfortable, secure and safe living environment and protects an important financial investment.

And while every house we build or renovate is slightly different, specifically with regard to the various exterior and interior finishes, (from the roofing to the countertops, flooring, and paint coatings) they all need to be cared for properly to maximize their lifetime value. We see it as our responsibility to educate and help our clients tackle their role as 'good stewards' of their home.

Wood Floors. All types of wood flooring material, whether solid wood, composite (or engineered), or laminate, require regular care. As prefinished products, no waxing is required; instead, a regular application of warm, soapy water is sufficient, as is keeping wood flooring dry and free of debris that can cause scrapes and discolor the finish.

Drainage. An engineered combination of your home's roof design, gutter system, and placement on the lot, work together to shed water from the house and its foundation. To maintain an optimum level of drainage, clean out gutters twice a year, ideally before the rainy seasons; adjust the gutter's downspouts to empty into splash blocks or extend at least two feet away from the home's exterior walls. If you add shrubs, flowerbeds, or other landscaping around your house, angle (or grade) the dirt away from the home's foundation.

Appliances. Refer to your user manuals for questions about all of the kitchen and other major appliances in the house, including finding seasonal and periodic maintenance tips. For instance, your refrigerator coil should be cleaned twice a year; check the seal of the door gasket, as well, to make sure you're not wasting energy. In addition, the clothes dryer vent hose (between the dryer and the wall) and the vent louvers on the outside of the house should be cleaned out at least semi-annually. Every three months, replace the furnace filter, clean out the dishwasher strainer, and drain and flush sediment from your water heater. Such

maintenance chores allow these appliances to operate at their optimal performance and extend their usable lives.

Air ducts and ventilation. Air ducts and vent registers can become clogged or stifled with debris, reducing their ability to distribute conditioned air and keep your house comfortable. About every two years, hire a professional service company to clean them out. For the same reason, clean the filters and check the general operation of ventilation fans in the kitchen and bathrooms so they work efficiently, as well.

Roofing In the late Spring thoroughly inspect the roof. Pay attention for missing or damaged shingles or voids in the flashing that may allow moisture or air infiltration. Replace or repair them as soon as possible to ward off problems that can occur unnoticed or unseen.

By following these simple guidelines, the time and energy owners invest in their home continues to provide dividends well into the future.

Warm regards,

Richard

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