

# HOME OWNER TIPS

## **APPLIANCES**

Your new electrical or gas appliances are accompanied by instruction manuals and other papers. Look through them carefully. Fill out and mail any return postcards necessary to record warranties. Keep a list of the authorized service agencies. If an electrical appliance fails to work, before calling an appliance subcontractor be sure the appliance is plugged in and that no circuit breakers are tripped. If a gas appliance fails to work, check to see that the pilot light is lit. If you suspect a gas leak, turn off the main gas valve near the meter and call the utility company.

## **ATTIC**

If your home has a pitched roof, the space between the ceiling and the roof may have louvered openings. Louvered openings should remain unobstructed all year round. If your home has soffit vents and/or ridge vents they should also be clear of debris. Ridge vents should be checked periodically to ensure they are secure and have not come loose in high winds.

## **CABINETS**

Kitchen and bathroom cabinets should never be cleaned with harsh abrasives. Wood cabinets may be cleaned with a damp cloth & warm water. Keep cabinet doors and drawers closed when not in use. Periodic use of silicone spray lubricant on drawers and hinges will improve operating efficiency.

## **CAULKING (EXTERIOR)**

Exterior caulking will separate and deteriorate over the life of the home. If this situation is not monitored and corrected on a consistent basis, moisture can work its way behind wood trim or siding and cause serious rotting problems.

## **CERAMIC TILE**

Ceramic tile floors are generally easy to maintain. To keep them looking new wet mop from time to time. The grout used between ceramic tile can be cleaned using a brush and a mild cleanser. Grout sealers are available to make the grout more resistant to stains. Once again, these products can be purchased at most home care centers.

## **HARDWOOD FLOORS**

If you have hardwood floors in your home, you should consult your Manufacturer/Installers guide for care tips. Wood will expand and contract as weather changes, and it may shrink under extreme dryness or swell under extreme humidity

## **ROOFS**

Your roof will give years of service if it is properly maintained. If a leak should occur, call a qualified roofer to make the repairs. If it is repaired as soon as the roofing material has dried, the cost will be far less than if the job is postponed. A qualified roofer should inspect your roof at least every three years.

## **SMOKE / CO2 DETECTORS**

Check your detectors every month. The alarm should sound when you push the button. For your safety it is important that this device be kept clean and in proper working condition. The detector is hard wired to your electrical system.