



With spring coming, now is the right time to inspect your home and prepare it for the warmer weather.

Air Conditioning

A good air conditioning system is a must during our hot summer months. Here are some hints to help you maximize the benefits of your air conditioning system:

In the early spring:

- Make sure your furnace switch is in the full ON position and the circuit breaker is in the full ON position.
- If the breaker has tripped, push it to the full OFF position and then back to the full ON position. If the breaker should trip a second time, contact the Customer Care Center.
- Have your heating and cooling systems inspected and cleaned at least once a year by a professional service. Refer to the manufacturer's instruction manual for more details.
- Conduct a trial run early in the spring to test the system and correct service problems before you need your air conditioner.

Throughout the year temperatures may vary from room to room, or within a room, due to such variables as floor plans, orientation of the home on the homesite, type and use of window coverings and traffic through the home. Several hints for helping balance the temperatures in your home:

- To help reduce operating costs during peak cooling seasons, always keep exterior doors and windows tightly closed and use draperies, especially insulated ones.
- To help keep a balanced temperature distribution in your home, run the fan on your furnace at all times during the cooling season. This is similar to running your ceiling fan.

Humidifiers

If you have a humidifier attached to the air conditioning system, turn it off when using the air conditioner. Leaving the humidifier on can freeze-up your system and cause excessive moisture that can lead to mold and mildew in your home.

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Yard Maintenance

Fertilizer applications are recommended in the spring and fall to ensure a healthy yard. In spring and fall also water your lawn once or twice a week. In the summer your lawn may require more frequent waterings. Depending on the sprinkler system you have, leave the water running between 15 and 30 minutes three times a week per zone for lawns and shrubs. Weekly maintenance watering will help reduce weeds and insect damage.

Inspect your yard on a regular basis for proper drainage. Fill in any low areas as necessary, especially areas next to the foundation, and check your irrigation system for proper operation. Avoid having sprinklers spray the exterior of your home and regularly drain and service your sprinkler system.

Do not allow edgings around decorative rock or mulch beds to dam the free flow of water away from home; and use a non-woven landscape fabric between the soil and rock or back to restrict weed growth while still permitting normal evaporation of ground moisture.

Outside Faucets

Once temperatures rise above freezing follow these steps to dewinterize your outside hose bibs:

1. Replace bleeder cap on the individual hose bib water supply valves.
2. Outside, reattach any garden hoses and close all hose bibs.
3. Turn on individual hose bib water supply valves.

Smoke and CO Detectors

Your detectors are wired into the electrical system of your home and also have a nine-volt battery back-up. If you occasionally hear a low-volume, single beep (not the regular alarm sound), the battery requires replacement. Refer to the owner's manual for specifics on replacing batteries. It is recommended that you change the batteries when you set your clocks in the spring and fall because you cannot rely solely on the electrical system — you must have fresh batteries in your detectors at all times.

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Please let us know how we can be of any further service and thank you again for choosing Winchester Homes.



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