



## *HOMEOWNER MAINTENANCE ITEMS*

The following is a partial list of homeowner maintenance items. These items are the homeowner's responsibility to take care of. If a warranty call results from neglected homeowner maintenance, the homeowner will be responsible for the cost of the repair work. Your warranty manuals for each specific appliance and/or fixture will describe the frequency of required maintenance.

**Furnace Filters** – Furnace filters should be checked and changed if necessary, every month in a new home. After the first six months, the filters won't need changed as often. Dirty furnace filters can cause uneven heating and, in some cases, will cause the furnace to quit altogether. Follow the manufacturer's recommendations for filter maintenance.

**Light Bulbs** – If a light in your home isn't working, please check to make sure the light bulb isn't burnt out before calling the Customer Service Department.

**GFI Outlets and Breakers** – If you have an outlet or outlets that do not work please reset the GFI switch and check to make sure the breaker is on before calling the Customer Service Department.

**Garden Hoses** – Please make sure to take all of your garden hoses off of outside spigots before winter. Leaving hoses on throughout the winter will cause damage to the spigots.

**Concrete Sealant** – All exterior concrete, especially driveways, should be sealed with a 'high solids' sealer after the first six months. This sealer should be applied every other year after the first application. This will help prevent scaling and pop-outs of the concrete.

**Vinyl Flooring** - Do Not place any rubber backed throw rugs on your vinyl floor covering. The throw rugs may permanently discolor the vinyl flooring. Support furniture with wide-bearing, non staining floor protectors. Protectors should be at least one inch in diameter, made of non-pigmented hard plastic, and rest flat on the floor. Non-staining felt protectors are also acceptable.

February 24, 2014

**BUILDING TRUST & QUALITY IN EVERY HOME**

**IDEAL SUBURBAN HOMES, INC.**

522 SOUTH 13TH STREET | PO BOX 549 | DECATUR, IN 46733 | 800.589.4332 | WWW.IDEAL-BUILDERS.COM