



New Homeowners:

As winter is nearly here, we would like to give you a few tips on winter upkeep for your new home:

- ◆ Disconnect garden hoses from the outside water faucets before freezing weather.
- ◆ Water your sod occasionally if we have a dry winter.
- ◆ If we do get a lot of snow it is important to keep the snow away from the opening of *any* exterior vents.
- ◆ During the first year of your new concrete DO NOT use deicers. Use plain, clean sand for traction if needed. Never use deicers containing ammonia sulfate or ammonia nitrate because they can damage the appearance of the concrete. Also during the first year it is important to keep the surface clean of packed snow & ice to avoid possible surface scaling in the spring or summer.
- ◆ Always sweep lawn fertilizers from concrete and then wash thoroughly.
- ◆ Remember to clean your HRV filters and to replace your furnace filters.
- ◆ The number one call we get in winter months is having condensation on your windows. Leaving your HRV on low all winter long should control the humidity in your home throughout the season. If condensation occurs on your windows during rapid temperature changes outside, just increase the speed of the fan until the condensation disappears. When the condensation is gone, you may turn the fan back to low. Other items that will help mitigate condensation on your windows are to remove all interior screens and keep shades and drapes open as much as possible during the winter.

Thank you very much for your business. As always, please call us if you have any questions and have a great winter!

HCS Builders, Inc.