

Skyestone New Owner Punchlist

- 1) Change furnace filters monthly or every 2 months with low cost or hepa style filter.
- 2) Check GFI receptacle for sump pump regularly for proper operation and if tripped. Reset if tripped.
- 3) Monitor and adjust irrigation system controls after sod has taken root so shortened watering times save water and money.
- 4) Clean clothes dryer vent line yearly for lint and clogging debris.
- 5) Arc fault and GFI receptacles will trip to protect circuits. Be sure to fully turn circuit breaker handle to off position before turning back on.
- 6) Lawn grass does not survive on watering alone. Fertilize grass every 6 weeks to feed and help grass stay strong.
- 7) Do not over tighten outdoor faucets when shutting off the water. Some water will drain from the faucet before stopping completely.
- 8) When leaving for vacations and short times away, turn off electric water heaters at water heater disconnect box near water heater. Simply move breaker handle to off position. Save dollars not heating water needlessly.
- 9) Sewer smells under the island sink and some bathroom sinks may indicate a dried "P" trap or AAV valve has failed and needs replacement.
- 10) Dead bees coming from the bathroom vents means a nest has been formed in the vent roof cap and the cap needs replacing.
- 11) Cold air coming from the microwave vent means a vortex damper should be installed.
- 12) If at all possible, ensure all downspouts are connected and routing water 10 feet away from the house or into a tile system to prevent water from migrating down along the foundation and causing collateral damage.
- 13) Mitigate for radon and connect a line under the black plastic covering the crawl space to reduce odor and radon inhalation.

- 14) Check all floor air ducts to be clean and OPEN. Closed air ducts will affect the furnace operation and heating/cooling effects in the home.
- 15) Have your air ducts cleaned professionally one time in new homes. Construction debris and other unknowns can prevent proper operation.
- 16) Exhaust fans in laundry rooms are wired to run continuously. The provided switch is to operate the fan at a higher speed if needed.
- 17) Be aware that internet router power originates from a circuit in the basement that is protected by a GFI receptacle. This receptacle also protects receptacles at the front door and back patio. If you lose internet power, check the GFI receptacle in the basement.
- 18) Winterize your irrigation in late October/early November by having the system "blown off". Be sure water is drained from antisiphon valve to irrigation line shut off in the house. This will prevent damage to system part from winter freeze. Hand water plants and trees as needed until first hard freeze after the irrigation system has been blown off.
- 19) Start irrigation system slowly and methodically in spring to look for bursts and other lie and sprayer damage.
- 20) Make a zone map of where and how many spray heads are in each zone for future reference when heads become buried or lost.
- 21) Listen to your houses....find and attend to weird noises, dripping water or other signs that something is not correct and seek resolution. "A stitch in time save nine."

This list is provided to the Welcome committee as a courtesy for new homeowners in the Skystone +55 Community.