



## Spring Preparations

A common oversight most homeowners make is not preparing their home and yard for spring/summer weather. As a courtesy to you, we have provided TEN important things you should know and do before summer comes:

1. **Change or clean furnace filter(s)**, and inspect your furnace. This saves you money on your utility bills and future repair bills.
2. **Reset your programmable thermostat** to desired inside temperature. Set program to not cool during the days/times that you are not at home and warmer in the evening.
3. **Use ceiling fans** if you have them. As well, spring and fall times you can bring in outside cool air to cool your home by simply running the fan and having the A/C off.
4. **Inspect your air conditioning unit/condenser** on the exterior of your home that it is clear of debris. Spray the coils and condenser off.
5. **Check gutters, downspouts** and drainage of such away from home and window-wells.
6. **Fertilize your lawn.** Your lawn may be sending signals about its needs without you realizing it. Select a fertilizer with nitrogen (to help grass grow), potassium (to give grass strength to survive the winter), and phosphorus (to foster strong root systems and aid in seedling germination).
7. **Aerate the lawn regularly.** Soil compaction is one of the largest causes of weed problems. Aerating loosens your soil, allowing air, water, and nutrients to reach the roots of your grass.
8. **Adjust/check your sprinkler timer's** start time, watering time and test each station for any broken heads. See our newsletter entitled "Lawn Care Tips" for suggested watering times and lengths.
9. **Do not turn on your sprinkling** system or hook up hoses to your hose spout until after April sometime. Doing so earlier could cause freeze breaks – at least in central & northern Utah.
10. **Check caulking and weather-stripping** around exterior doors and windows to make sure your home is airtight saving you in bugs and air conditioning utility bills.

If you'll follow these simple tips, you will be ready for summer's warm weather. ***If you know any elderly couples, widows or those not physically able*** to do these summer preparations, please give them a hand or call us (801) 756-7303 (or email us) and we will do it for them. Lastly, we at Patterson construction hope you a safe and fun summer!

***Oh by the way***, since a large percent of our business comes by word of mouth, we have created a **Referral Reward** (*money, home improvements, vacation packages*) for your referrals of friends, family and acquaintances that in turn buy from us. It's a win-win three ways. You not only receive a reward while we receive a sale, but your referred person receives significant additional options and discounts on their new home - all because of you! Simply go to [www.phutah.com](http://www.phutah.com), and click on "Referral Reward."