



If it is not too cold opening your windows regularly can help prevent condensation

Guttering

As routine maintenance, you need to check your gutters are clear, particularly if your home is near mature trees.

Depending on the levels around your home and garage, you may have slot drains adjacent your doors, or wider Aco drains within your paving. These can block quite easily with dirt and leaves, so please keep an eye on these and clean them out regularly, a wire coat hanger straightened out is ideal for this!

Condensation

It is important to keep condensation under control, particularly as your new home is still drying out for 12 to 18 months after handover.

There is further guidance about condensation in the NHBC booklet "Guide to Your New Home".

We strongly recommend that you maintain a flow of fresh air throughout the property for at least part of the day or night, as well as heating it.

Most of your windows will have trickle vents so please do keep these open during winter. Where there are no trickle vents fitted, you can lock the window in the night latch position. If condensation does build up on windows or surfaces, you will need to wipe this away regularly.

Safety First:

- 1 Let someone know you are outside using a ladder
 - 2 Use a safe and secure ladder of the proper length.
 - 3 Never stand on the top rung and ensure the feet of the ladder are on solid ground.
 - 4 Wear shoes with good grip.
 - 5 Wear gloves and proper eyewear.
- OR ask your window cleaner for a quote!



DREW SMITH

HOMES

Winter Care for Your New Home

5 Tips to prevent common cold weather problems

Heating

1

When you start to use your heating during the winter months, you may find you need to carry out some checks to ensure smooth running of your heating.

Bleeding of radiators to clear any air in your system - this may be necessary if the radiators in your home are not an even temperature top to bottom, or if they are taking a long time to heat up. To carry this out, you may need a radiator key, or a flat headed screwdriver. Ensure you turn off the heating whilst you bleed your radiators. Easy to follow guides are available online, should you need any assistance.

Remind yourself of the controls for the boiler, so you can ensure you are using your heating efficiently. If you are unable to locate the user manual for your boiler, you will be able to download a copy from the internet. If there are any error codes on your boiler, please ensure you familiarise yourself with these, so you know what they mean. This will help you keep your heating working throughout the winter. Make sure you have your boiler and heating serviced every 12 months by a competent heating engineer.

If your boiler has low pressure, you will need to top up the boiler with water using the filling loop provided. In addition to the instructions in your user manual, you will be able to find videos online showing you how to top up your particular make / model of boiler.



Water

2

If your home is fitted with an outside tap, we recommend you isolate the tap during the winter months, to reduce the risk of freezing pipes/tap.

You should be able to locate the tap to turn this off under your sink. You then need to run the tap outside until any water in the pipe run has been run off.

Remember to turn it on again in Spring!

Water for Wildlife

Clean water and food will encourage visiting hedgehogs to return regularly to your garden

Birds will also appreciate water during the icy months, just check birdbath regularly to keep them free of ice and clean

Lawns

3

All gardens need routine maintenance to keep them looking in great condition

They are vulnerable to damage during the wet winter months so it is worth giving your lawn some attention.

Aeration is often overlooked for lawns. Not only does this help with the condition of turf but it can also help improve the drainage properties of your overall lawn, and it can be achieved just using a garden fork – no special tools required.

We have also attached our Lawn Care Guide to provide some guidance for you all year round.

