

Derrick Homes, LLC
Derrick Custom Homes, LLC
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Written & designed
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DERRICK DEVELOPMENTS

Summer Maintenance Checklist



- Inspect driveways, walkways, porches, decks, and patio's for possible deterioration and safety hazards such as loose boards or railings, protruding nails, and cracks.
- Check settling after Spring thaw.
- Inspect and clean air condenser & system.
- Check landscaping sprinkler alignment.
- Inspect exterior finishes for moisture damage.
- Check and repair all cracked, seperated, or missing exterior caulking and weatherstripping.
- Check faucets for leaks.
- Replace or clean furnace filter.
- Clean gutters and downspouts. Ensure that downspouts are secure and that the discharge of the downspout is appropriate.
- Sealcoat and repair asphalt driveway as needed.
- Adjust thermostat for seasonal changes.
- Check humidity levels in house and adjust accordingly. On a Summer day the relative humidity on the main level should not exceed 55%.
- Maintain proper grades for drainage throughout property.
- Test and inspect smoke, heat, and gas detectors.
- Inspect shower enclosures, grout or caulk as needed.
- Clean the dryer ductwork and underneath.
- Change the batteries in your smoke detectors twice a year.
- Check chimney for loose or missing mortar and be sure damper closes tightly.

Upcoming Events

7/1-7/4—*Booster Days in Hudson*
7/9-7/12—*New Richmond Fun Fest & River Falls Days*
7/23-7/26—*St. Croix County Fair—Glenwood City, WI*
7/22-7/26—*Lumberjack Days in Stillwater*
8/14-8/16—*Pepper Festival in Hudson*
8/28-8/30—*Woodbury Days*
9/26-9/27—*Art Fair and St. Croix Days in Hudson*

*'Be the change you want
to see in the world.'*

~Mahatma Gandhi

WHY BUY NEW?

- ◆ Get a 1-2-10 year warranty coverage.
- ◆ New homes offer the most energy efficient building techniques.
- ◆ Designs for today's lifestyles.
- ◆ Minimal maintenance for years.
- ◆ Choose where your house is built.
- ◆ New developments today offer many amenities: trails, parks, gathering areas, etc.

Our Current Models

- ◆ Richmond Prairie Condominium - New Richmond, WI
 - ◆ Richmond Heights - New Richmond, WI
 - ◆ Meadow Ridge of Troy - Hudson, WI - 715-381-3423
 - ◆ Miller Farms - Stillwater, MN - 651-342-1207
 - ◆ Stonemill Farms - Woodbury, MN - 651-436-6474
 - ◆ The Ridges—New North Hudson model under construction
- For more information & directions - please call 715-246-2320 or go to our website at: www.derrickbuilt.com

Homeowner's Corner

"We decided to build a home about 2-1/2 years ago in Scandia, MN. Not wanting to take this decision lightly, we spent around 8 months checking out builders and floor plans. We were almost at a point of frustration, when a realtor/friend of ours recommended Derrick Companies. She had just finished building her home, and was thrilled with the product.

At first we were worried Derrick would not be in our price range. We had heard of Derrick Companies before. We knew they did a good quality job and had very nice homes. After talking with Mike Stevens, we found out Derrick's pricing was very competitive. We spoke with many people who had their homes built by Derrick, and all of them had nothing but good things to say about their



homes and their experience with Derrick. So, after a lot of thought, we decided to go with Derrick Companies.

We are now one of those people who have built with Derrick who have nothing but good things to say about the company. Every person we met and worked with was extremely helpful, friendly, and professional. Our project manager, Todd, was amazing. He was quick in responding with any questions or concerns we had, and was in contact with us throughout the whole building process. Any time we had any concerns or problems there was always someone around to make it right.

We have had so many compliments on our home. Not only from people looking at it in aesthetic way, but also people who know good craftsmanship when they see it. We know we got a quality product from

Derrick, and know we will enjoy and cherish our home for years to come.

We welcome anyone to ask us about our building experience. We have been in our home for over a year now, and we are still as in love with our house as we were the day we moved in."

~Jesse & Stephanie Pereboom



To remove your name from our mailing list, just reply to this e-mail or call 715-246-2320.

Questions or comments? E-mail me at prutledge@derrickbuilt.com