

Strahan Construction, Inc.

1 year limited warranty and Homeowner Responsibilities

Strahan Construction will warranty your home for one year from your closing date. We plan for two service request appointments during the year: 30 day and 1 year. Prior to these appointments customers must submit a written service request form with items or concerns that may have surfaced after occupancy. Items on the list will be addressed as soon as possible. Please submit the 30 day list prior to 60 days after closing. The one year list must be submitted prior to the warranty expiring at one year. We recommended submitting this list two weeks prior to the anniversary date to ensure that all subcontractor items can be addressed under warranty. Please call with any emergency or inconvenience items that arise between these service dates. Please call immediately if there is concern about further damage being done by waiting until one of these appointments.

To avoid unnecessary repairs, homeowners are responsible for the general maintenance of their home. This includes, but is not limited to, caulking, wiping moisture from window sills and floors, adjusting exterior door riser bars, running exhaust fans, monitoring indoor humidity, etc.

All detailing work including drywall and paint touchup is completed prior to occupancy. All general detailing items must be noted at the time of the final walk-through as they are not covered under the 1 year warranty. **Finishing your basement without a building permit will void your warranty with Strahan Construction.**

For emergency items please contact anyone on the Strahan Construction team immediately.

| | |
|----------------|----------|
| Seth Rosendahl | 238-2694 |
| Todd Ellgren | 238-2268 |
| Luke Strahan | 238-7414 |

Concrete Warranty

We try very hard to ensure that you will have nice looking and long lasting concrete flatwork on your home. We work together with our subcontractors and suppliers to provide you with a quality product. It is our policy to offer a one year warranty on materials and workmanship. The warranty and what to expect of your concrete is detailed below.

- Cracks

It is normal for concrete to crack as it cures and contracts. This is why we install hand tooled or saw-cut control joints in an attempt to prevent unsightly random cracking. If the concrete cracks in the control joint, this is exactly what we planned for, but there is no guarantee that concrete will not crack in other places for various reasons. Frost during the winter can cause cracking especially when some areas have snow cover and others do not. Ground settlement over time can cause cracks to develop. We install compacted

granular sub-base material to minimize this. We warranty cracks that are 3/16" or greater in separation or height difference due to faulty materials or workmanship. We do not warranty cracking from frost heave, settlement, contraction or other factors beyond our control. Warranty cracks are repaired using a concrete crack sealer.

- Popouts and spalling

While concrete is a very durable product, it is not without its flaws. Popouts on the surface can be expected and are caused by iron, coal, shale or other impurities in the sand and aggregates used in the mix. This is prevalent in the central Iowa region. Spalling or scaling on the surface is also possible. Salts used on streets for deicing plays a major role in spalling as do the freeze/thaw cycles in our region. **For these reasons we can not warranty pop outs or spalling.**

Customer Care of Concrete

- Maintaining Your Concrete

Deicing salt should not be used on your concrete at all, but especially not in the first year. We cannot emphasize this point enough. Sand is very safe to use on your concrete and is what we would recommend.

We often see scaling on driveways where people park their vehicles especially for long periods of time. On warm days during the winter months the salt will drip off the vehicle and cause scaling. Wash the salt away often and/or minimize long term parking.

Salt from the streets is especially hard on the concrete and impossible to keep off our vehicles. Periodic washing of the driveway and garage can help minimize scaling. Another highly corrosive material is fertilizer, so if you happen to spill or overspray fertilizer onto your concrete you should remove it immediately. Fertilizer will also cause rust spots on concrete when it gets wet.

It is important to clear snow and ice from the entire driveway as soon as possible. Our freeze/thaw cycles are a major cause in the deterioration of concrete flatwork and leaving snow and ice on the concrete surfaces increases that affect.

There are sealers on the market that can be used to minimize the negative effects on concrete from salts and weather. Control joints and any cracks that develop can also be caulked to reduce moisture penetration.

Your awareness and attention to these care instructions will add to the life of your concrete. Thank you for building with Strahan Construction.

Sod Maintenance

The maintenance and care of sod is solely the responsibility of the home owner and is not covered under any kind of warranty. Because of variations in temperature, soil and rainfall, it is important to adjust the amount of water being supplemented accordingly. We highly recommend using a lawn care professional during the first few years until the yard is established. New sod is very fragile and requires a lot of attention. A good start is vital to a yard's health.

Home Maintenance

In order to maintain the quality and appearance of your new home you will need to verify the condition of materials throughout your home to see if preventative maintenance is needed. Taking the time to maintain your home will help prevent long term repairs. The drastic changes in temperature and humidity cause expansion and contraction of the materials used in your home which can cause gaps in caulking and other materials. We recommend checking on the following items during the spring and fall to help minimize the effects of time, wear, and weather.

1. Exterior Caulking - check for gaps at the following:
 - Around doors and windows
 - Between siding and trim boards
 - Between trim boards
 - Joints between stone, brick, or Multi-coat and siding or trim
 - Joints around stoops where concrete meets siding, brick, or stone
 - Penetrations in the siding for various wires and vent pipes

Recommended material - Vulkem Polyurethane Caulking

2. Interior Caulking – check for gaps at the following:
 - White woodwork miter joints and other joints that have separated
 - Cracks in painted bead-board are normal and should be caulked
 - Joints between walls and countertops and side-splashes

Recommended material - Dap Alex Plus - Antique White

 - Joints between tile and tubs, showers and tub showers
 - Joints between tile backsplash and countertops

Recommended material – Grout match caulk from Phillips Flooring

 - Joints around top mounted sinks
 - Joints around shower doors

Recommended material – Silicone Caulk

3. Drywall
 - Drywall will continue to be effected by changes in temperature and humidity after the first year which can cause cracks or nail pops.

4. Furnace Filters – These should be replaced monthly.

5. Exterior Doors
 - Monitor the seal on the bottom of the door between the door sweep and the threshold. Adjust the threshold as needed to keep a tight seal.

6. Window Care and Indoor Humidity Levels

As outlined in your Pella Windows owners manual you will need to monitor the indoor humidity and remove any condensation or frozen condensation off of the windows and sills. This will help protect the stained or painted surface and ultimately the wood underneath. It is a good idea to check window sills in the spring to see if they need paint or polyurethane finish to protect the wood. Here is Pella's recommended indoor humidity based on the outside temperature:

| Outside Temp.in degrees F | Maximum Indoor Humidity |
|---------------------------|-------------------------|
| 20 to 40 | 40% |
| 10 to 20 | 35% |
| 0 to 10 | 30% |
| -10 to 0 | 25% |
| -20 to -10 | 20% |
| -20 or below | 15% |

As you can see the outside air temperature directly affects the recommended indoor humidity. If the indoor humidity is above these levels it can cause other problems such as condensation or frost in the attic or wall surfaces. For these reasons it is necessary to use bathroom ventilation fans when using the tub or shower and for 30 minutes afterwards to remove excess moisture. Also, please refer to your furnace humidifier manual for directions on how to adjust the indoor humidity level.

7. Exterior Drainage

Maintain proper drainage by maintaining slope away from the foundation and using downspout extensions.

8. Irrigation System

Have system winterized each fall and adjust or repair spray heads as needing in the spring.

9. Exterior Up-Lighting

Your exterior night lights operate on a light sensor and are on a GFCI circuit. If your lights are all not working than push the reset button on the GFCI outlet

Please refer to the owner's manuals for further instructions on maintaining other items in your home such as appliances, furnace, AC unit, water heater, garage door opener, etc. Contact Seth Rosendahl at 238-2694 for out of warranty repairs or questions.

Received by:

Print _____

Sign _____

Date: _____