

# Strahan Construction Inc.

## 1 Year Limited Warranty and Homeowner Maintenance Responsibilities

Strahan Construction will warranty your home for one year from your closing date. We plan for two service appointments during the first year: 30 days and 1 year. Prior to these appointments homeowners must submit a written service request with items or concerns that have occurred after occupancy. Please submit the 30 day list prior to 30 days after closing. Service items occurring after the 30 day list has been submitted should be added to the 1 year list. If a service item presents a significant inconvenience or if there is concern that waiting until the 1 year would cause damage, please call or email your concern and we will address it. **One year lists must be submitted 4 weeks prior to the warranty expiring at 1 year.** This will ensure that all service items can be addressed during the warranty period. Please call immediately with any emergency issues.

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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. Included in this document is a list of recommended home maintenance. Repairs resulting from lack of maintenance are not covered under warranty.

**\*Finishing your basement without a building permit will void your warranty with Strahan Construction.\***

## Performance Guidelines and Product Expectations

### Drywall, Trim, and Paint

All detailing work on the interior finishes including drywall, trim, and painting are completed prior to occupancy. General detailing repairs must be noted before or at the time of the final walk-through and must be readily visible from a minimum of 3 ft. from the surface under normal lighting conditions. General detailing repairs are not covered under warranty after occupancy.

Contraction or settling of materials in new construction is most prevalent during the first year as moisture from the construction process in the materials evaporates. Seasonal humidity changes can also cause contraction and expansion. Maintaining adequate humidity in the home with the whole house humidifier will help to minimize drastic changes. Contraction or settling may cause some drywall cracks, nail pops, or minor separations in interior trim and miter joints. Strahan Construction will repair drywall cracks, nail pops, and separations exceeding 1/16" in the interior trim one time only, at the 1yr service appointment. Touch-up painting of these

repairs may be noticeable in direct light. Drywall in unconditioned spaces, such as garages or walk-out utility / storage, will likely have cracks due to the uncontrolled changes in temperature and humidity. Drywall cracks in unconditioned spaces are not covered under warranty.

## **Concrete**

We work together with our subcontractors and suppliers to provide nice looking, long lasting, quality exterior and interior concrete flatwork. Concrete product expectations and concrete maintenance suggestions are listed below.

- Cracks

It is normal for concrete to crack as it cures and contracts. Hand tooled or saw cut control joints are installed in an attempt to prevent unsightly random cracking. Cracks in control joints are expected but we cannot guarantee that concrete will not crack in other places for various reasons.

Frost heave of the soil during the winter months is normal and can cause concrete to crack especially if some portions of the concrete are covered with snow and others are not. It is important to remove snow from the entire surface of the concrete to provide the opportunity for the soil to heave at the same rate. Ground settlement over time can cause cracks to develop as well. Compacted granular sub-base materials are installed under the concrete to minimize settlement cracking.

Strahan Construction will warranty cracks that are 3/16" or greater in width or height due to substandard materials or workmanship. Cracking from contraction, frost heave, settlement or other factors beyond our control are not covered under warranty. Warranty cracks will be repaired with a concrete crack sealer.

- Popouts and Spalling

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. Popouts in excess of 3/4" will be repaired with a concrete filler. Spalling or scaling of the concrete surface is possible due to deicing salts and winter freeze / thaw cycles. An industrial grade sealer has been applied to the driveway, approach, and service walk in an attempt to mitigate spalling but we cannot guarantee that it will not occur. Spalling or scaling of the concrete surface is not covered under warranty.

## **Concrete Maintenance**

Deicing salt should not be used on concrete, especially during the first year. Sand can safely be used for traction control and is recommended. Deicing salts from the streets are hard on concrete and impossible to keep off of vehicles. Parking vehicles on the driveway for extended periods of time during the winter months will increase the amount of salt transferred to the driveway from the street and should be avoided. Regular washing of vehicles, driveway, and garage will help minimize the effects of the salt on the surface and is recommended. Fertilizer is also a corrosive material that can cause spalling or rust spots on concrete and should be removed immediately.

Concrete sealer should be reapplied when moisture no longer beads on the surface of the concrete. Control joints and cracks can also be caulked to reduce moisture penetration.

Freeze / thaw cycles are a significant factor in the deterioration of concrete flatwork and leaving snow and ice on the concrete surface will increase the effect. Snow and ice should be cleared from the entire driveway as soon as possible.

## **Foundation Walls**

It is normal and expected for poured concrete foundation walls to crack as they cure. A waterproofing membrane has been applied to the exterior of the foundation walls below grade to prevent moisture penetration through foundation cracks. Waterproofing on the foundation walls will be repaired under warranty for a period of 5 years. Warrantied cracks will be injected and sealed with epoxy.

## **Sod Maintenance**

Strahan Construction will maintain the sod before closing. After closing, the maintenance and care of sod is the sole responsibility of the homeowner and is not covered under warranty. New sod is very fragile and requires a lot of attention. Variations in temperature, soil, and rainfall make it necessary to adjust the amount of water being applied. We highly recommend using a lawn care professional during the first few years until the sod is established.

## **Drainage Easements**

It is normal and expected for drainage easements and swails to have excess moisture relative to the rest of the yard. Areas that maintain standing water in excess of 48hrs after the last rain event will be addressed.

## **Homeowner Maintenance Responsibilities**

In order to maintain the quality and appearance of your new home you will need to verify the condition of various 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 will 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.

### **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

Repair with Vulkem Polyurethane caulking and paint where necessary.

### **Interior Caulking – check for gaps at the following:**

- White woodwork miter joints and other joints that have separated
- Cracks in painted beadboard or wainscoting
- Joints between walls and countertops and side-splashes

Repair with Dap Alex Plus in white or antique white.

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

Repair with grout match caulk from Phillips Flooring.

- Joints around top mounted sinks
- Joints around shower doors

Repair with siliconized latex caulking.

## Drywall

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

Repair cracks by filling with drywall spackle or equivalent, sand smooth and paint. Nail or screw pops can be repaired by removing loose material from the surface, setting the nail or screw, and applying spackle and paint.

## Furnace Filters

- Dirty filters will significantly decrease the efficiency of your HVAC system. Filters should be replaced monthly.

## Exterior Doors

- Monitor the seal on the bottom of the door between the door sweep and the threshold. Adjust the door or threshold as needed to maintain a tight seal.

## Indoor Humidity Levels and Window Care

- For comfort and to minimize the contraction of materials in your home, the optimal indoor humidity level is 35-40%. If the indoor humidity is above these levels it can cause problems such as condensation or frost in the attic or on wall surfaces. For these reasons it is necessary to use bathroom exhaust fans during and for 30 minutes after shower or tub use to remove excess moisture.
- 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. Outside air temperature directly affects the recommended indoor humidity levels. The following 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%

If it is necessary to reduce the indoor humidity because of outdoor temperature, remember to return indoor humidity levels to their optimal setting. Please refer to your furnace humidifier manual for directions on how to adjust the indoor humidity level. We recommend checking windows and sills in the spring to see if they need paint or polyurethane finish to protect the wood.

## Exterior Drainage

- Ensure proper drainage by maintaining slope away from the foundation and installing downspout extensions where needed.

## Irrigation System

- The irrigation system should be winterized each fall. Spray heads should be repaired or adjusted as needed during spring start up.

## Primary and Secondary Sump pumps

- Primary sump pumps should be tested in the spring by filling the sump pit with water until the pump starts. Secondary pumps can be tested by unplugging the primary pump and filling the pit with water until the pump starts.

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 openers, etc. Contact Seth Rosendahl at 238-2694 for repairs or questions.

**Received by:**

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_