

DoubleRock Homes

101 S. Main Street
Godley, TX 76044

www.doublerockhomes.com



Homeowner Maintenance Responsibilities

Homeowner maintenance is required to ensure the prolonged functionality for your home, **and it begins immediately**. Many times a minor adjustment or repair done immediately by you saves a more serious time consuming, and sometimes costly, repair later. Please note also that negligence of routine maintenance can void applicable limited warranty coverage on all or part of your home.

Your warranty does not include or cover the following seasonal or standard maintenance/adjustment activities, or the defects caused by misuse, abuse, accidents, negligent maintenance, normal wear and tear, casualty due to the elements, or items covered by manufacturers' or other warranties, or normal characteristics of building materials. These are considered typical conditions that can occur due to wear, minor settlement, normal shrinkage, and weather conditions, etc., and are the homeowner's responsibility:

1. Caulking and Paint Scuffs are immediately the responsibility of the Homeowner upon closing.
2. AC condensate can cause clogs or leaks. AC condensate drain lines should be cleared twice a year. A half cup of bleach mixed with a half cup of water should be poured into the primary condensate line at least twice a year to prevent clogging. Damage caused by overflowing condensate is not covered as it is the responsibility of the homeowner to keep the primary and secondary line clear by regular inspections. Filters must be changed every three months or per manufacturer's recommendation. If you are unsure how to clear condensate lines, have a licensed HVAC tech perform this for you.
3. Freezing of water lines and/or leaks caused by cold temperatures. Drip water lines to prevent freezing during cold weather. Leaky faucets – replace washers that are subject to wear.
4. Freezing of outside faucets – these will not freeze under normal conditions. **DO NOT LEAVE HOSE ATTACHED** during freezing weather and be sure faucet is turned off completely so it will not drip.
5. Nail pops and hairline cracks in drywall are due to minor settlement and normal shrinkage that takes place during the first year. **Repairs:** Most drywall repairs can be easily made. This work is best done when the room is to be redecorated. To correct a nail pop, reset the nail with a hammer and punch. Cover it with spackle, which is available at paint and hardware stores. Apply two or three thin coats. When it is dry, sand the surface with fine grain sandpaper, texture and repaint. Indentations caused by sharp objects can be filled with spackle in the same manner. Hairline cracks can be repaired with a coat of paint; slightly larger cracks can be repaired with spackle or caulk and repainting.
6. Pest control treatments - we recommend immediate regular treatments by a licensed pest control company.

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7. Sticking and warped doors caused by seasonal changes or minor settlement. No adjustments or replacements will be made to any interior door, wood or metal, after occupancy as both are readily adjustable and considered to be a homeowner's responsibility. When sticking is due to swelling during a damp season, do not plane the door unless it continues to stick after the weather changes. Use sandpaper to smooth the door. Be certain to repaint the area of the door where it was sanded to seal against moisture. Before planing a door due to sticking, try two other steps — first, apply either a paste wax, light coat of paraffin, or candle wax to the sticking surface; or second, tighten the screws that hold the door jamb or door frame. Replacing hinge and jamb screws with slightly longer screws can be beneficial to prevent sticking or sagging.
8. Separation of molding and baseboards are due to normal shrinkage. They can be corrected by re-nailing, caulking and painting.
9. Little can be done about floor squeaks or pops. Generally, these will appear and disappear with changes in weather conditions.
10. Separation of grouting between tile and tub, or countertops and in showers, is normal shrinkage and can easily be repaired with waterproof pliable caulking. Grout that becomes yellowed or stained can be cleaned with a fiber brush, cleanser and water. Grout cleansers and whiteners are available at most hardware stores. Also, be careful what you use to clean the flooring; it may have a tendency to stain the grout since it is not sealed.
11. Openings of joints of resilient flooring, vinyl, rubber, tile, wood, etc. The wood flooring, cabinetry and other wood installed in the home has knot holes, split boards, insect marks, etc., as a product of nature. Future splitting, cracking, insect damage, and surface wear is the homeowner's responsibility.
12. Typical cracking of concrete, bricks, trim, caulking and wall board is caused by normal settlement, temperature changes, soil expansion, contraction, shifting, moisture in the soil, natural climatic conditions, changed surface drainage, expansion or contraction of building materials, and drying. Separation and cracks between walks, stoops and foundations are normal. Typical cracks are not of structural significance- Cracks do not mean that your foundation or flatwork is not operating properly. Most cracks are not covered by the limited homeowner warranty. **Repairs** can be made by sealing the crack. Concrete is not replaced due to cracking.
13. Minor mortar cracks can develop in the mortar used in bonding bricks together. This is a normal condition due to shrinkage in either the mortar or the brick (in brick veneer homes) and this will not affect the structural strength of the house. Mortar repair caulking is available at a hardware store.
14. Your grading has been done to ensure water will not pond for more than 24 hours within 5 feet of the foundation, however, no builder responsibility is assumed for the grading of the remainder of the lot or adjacent lots. It is essential that you maintain the slopes around your home to permit the water to drain away from the foundation. Failure to do so can result in major structural damage and will void warranty.
15. Any changes to landscaping or additional features (pools, fountains, patio, etc) will disturb the final grade and will need to be addressed by the homeowner. **Erosion** – DoubleRock Homes is not responsible for weather related damage to non-landscaped yards after the closing date. It is your responsibility to make any necessary adjustments to the eroded areas prior to placing new sod or landscape.
16. Shrubbery, trees, plants, etc., are not covered by the warranty beyond standard nursery or landscape supplier's warranty. Existing natural trees are not covered by this warranty.
17. Irrigation systems may burst during freezing weather. It is best to drain the system to prevent damage.

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- 18. Damage caused by overloading of circuits or damage caused by the use of faulty appliances.
- 19. Drain stoppage from household use and foreign objects. Do not flush sanitary napkins, plastics, cardboard or paper towels through your drain system.
- 20. Water penetration or roof damage caused by storm damage.
- 21. Septic. You are responsible for adding the correct chlorine tablets. DO NOT USE SWIMMING POOL TABLETS. The tablets go in the 4" PVC tube. Use 2-3 tablets at a time. Do not add any more than this. Check the tablet supply weekly. Please refer to your A.N.S. packet for additional information.

Accepted and Copy Received:

_____ Buyer

Date _____

_____ Buyer

Date _____