



## HOMEOWNER WARRANTY GUIDE

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THIS GUIDE IS INTENDED TO PROVIDE DETAILS ABOUT THE FINAL WALK-THROUGH, CARE FOR A NEW HOME, AND DAUM CONSTRUCTION WARRANTY COVERAGE/LIMITATIONS.

**EFFECTIVE 1/2/2024**

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# FINAL WALK-THROUGH

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The final walk-through is designed to provide an opportunity for the buyer to view and inspect their finished house prior to closing. During the final walk through, the buyer will receive a brief orientation on the products and features in the house as well as guidelines for maintenance.

It is essential during this time the buyer note any visible defects, cosmetic or structural, on the interior and exterior of the house.

**NOTE:** If a cosmetic defect is **not** listed on the final walk-through form, it will **not** be repaired or replaced after closing in any manner.

Areas to carefully inspect during your walk-through:

- All painted and stained surfaces
- Interior and exterior doors, windows, screens, and mirrors
- Countertops
- Flooring
- Plumbing fixtures: sinks, fiberglass showers, and faucets
- Lighting fixtures and bulbs
- Hardware
- Gutters
- Siding

The Final Walk-Through form must be completed and signed with all defects listed to have claims addressed. Verbal requests are not accepted, valid, or binding. Daum Construction will correct any deficiencies or incomplete items per builder standards in your house as noted during your final walk-through. Every effort will be made to complete these corrections prior to move-in, however, due to circumstances beyond our control, some items may take longer than others to be corrected or reasonably addressed.

**NOTE:** If you as the buyer opt out of your final walk-through, all cosmetic defects you may find after the purchase of the house shall **NOT** be addressed in any manner.

# HOME WARRANTY PLAN

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Daum Construction offers a one-year limited warranty effective upon the closing, or date of move-in, whichever occurred first. The Home Warranty Plan only covers structural and functional defects as listed in the following pages. This is not an insurance policy or maintenance agreement.

This warranty is further limited if the house is non-owner occupied and/or used as a rental property. See Non-Owner-Occupied Homes Addendum.

The provisions of this Home Warranty Plan only extend to items and structures installed in the house originally by Daum Construction and automatically terminate any warranty on any item or structure that has been altered, adjusted, modified, or added to after closing.

The Home Warranty Plan only extends to the original buyer of the house and automatically terminates with the sale or transfer of ownership of the house or upon the expiration of one (1) year, whichever occurs first. Daum Construction shall have no responsibility to correct or remedy any defects that occur beyond the initial one-year term.

The homeowner responsibilities listed in this plan are including, but not limited to, the items stated in the following pages.

Please submit all warranty claims through the online submission form on Daum Construction's website.

**NOTE:** Findings on home inspection reports will be evaluated on a case-by-case basis due to the difference in standards/opinions held by home inspectors and city/county/state inspectors. Daum Construction always builds to code and passes all inspections before obtaining a certificate of occupancy.

**For the purposes of this guide, sections labeled "Warranty" list the covered claims, and sections labeled "Limitations" list non-covered claims.**

# HOME WARRANTY PLAN CONTINUED

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## WARRANTY PROCESS

- VISIT <https://daumconstruction.com/warranty> TO FILE WARRANTY CLAIMS
- AFTER A CLAIM IS SUBMITTED, EITHER THE APPROPRIATE SUBCONTRACTOR OR THE DAUM CONSTRUCTION WARRANTY DEPARTMENT WILL BE IN TOUCH IN A TIMELY MANNER TO DISCUSS COVERAGE.
- APPOINTMENT SCHEDULING REQUEST EMAILS MUST BE RESPONDED TO WITHIN 10 BUSINESS DAYS, OR THE CLAIM IS CONSIDERED VOID.
- APPOINTMENTS ARE REQUIRED TO BE SCHEDULED WITHIN ONE MONTH OF THE INITIAL SCHEDULING REQUEST, UNLESS SUBCONTRACTOR AVAILABILITY IS EXTENDED BEYOND THIS TIMELINE.
- APPOINTMENT TIMES ARE MONDAY THROUGH FRIDAY FROM 7:30AM – 3PM.
- DEFECTS IN WARRANTY REPAIRS OR DAMAGES CAUSED DURING A WARRANTY REPAIR MUST BE SUBMITTED TO DAUM CONSTRUCTION WITHIN 5 BUSINESS DAYS OF THE REPAIR.

## EMERGENCY SERVICE

THE FOLLOWING CIRCUMSTANCES ARE CONSIDERED AN EMERGENCY AND WILL BE ADDRESSED AS QUICKLY AS POSSIBLE:

- LOSS OF HEAT IN FREEZING TEMPERATURES
  - o SUBMIT A WARRANTY CLAIM AND AN HVAC REPRESENTATIVE WILL BE IN CONTACT AS QUICKLY AS POSSIBLE
- WATER SYSTEM LEAKS
  - o **IMMEDIATELY** SHUT OFF ALL WATER TO THE HOUSE THEN SUBMIT A WARRANTY CLAIM UNDER “PLUMBING”
  - o PLUMBING STOPPAGE MUST BE REPORTED WITHIN THE FIRST 7 DAYS OF OCCUPANCY TO BE COVERED UNDER WARRANTY

## WARRANTY TIMELINE LIMITATIONS

THE FOLLOWING ITEMS ARE **NOT** COVERED FOR THE ENTIRE 12 MONTH WARRANTY PERIOD, RATHER FOR THE TIME-FRAMES LISTED BELOW. ALL CLAIMS REGARDING THESE ITEMS MUST BE SUBMITTED TO WARRANTY WITHIN THE FOLLOWING TIME-FRAMES:

### ONE WEEK TIMELINE:

- TOTAL PLUMBING STOPPAGE

### TWO WEEK TIMELINE:

- SPRINKLER MALFUNCTION, ADJUSTMENTS, OR BLOCKAGE

### 30 DAY TIMELINE:

- CAULKING
- INTERIOR/EXTERIOR DOOR ADJUSTMENTS
- INSTALLATION OF TRANSITION STRIPS/THRESHOLDS
- CLOSET SHELVING INSTALL

# NON-OWNER-OCCUPIED HOMES ADDENDUM

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If the house is non-owner occupied and/or used as a rental property, the provisions set forth in the Daum Construction Home Warranty Plan are null and void except for the following:

- Electrical defects due to workmanship, such as non-functioning switches or circuit breaker malfunction
- Drywall cracks caused by the settling of the house
  - Only warranted for a **one-time** fix during the first year
- HVAC
- Roofing
- Garage door function only not caused by misuse or negligence
- Any **structural** defect that threatens the integrity of the home and/or the safety of the occupants

If a claim falls under one of the categories above, please refer to the proper section in the following Home Warranty Plan for guidance.

# INTERIOR WARRANTY COVERAGE

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## HVAC

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- REPLACE FURNACE AIR FILTERS ON A REGULAR BASIS – EVERY 1 - 3 MONTHS FOR THE FIRST 6 MONTHS AND AS NEEDED AFTER.
- IF A SMART THERMOSTAT IS INSTALLED IN THE HOME, IT IS THE HOMEOWNER'S RESPONSIBILITY TO REGISTER THE THERMOSTAT THROUGH THE MANUFACTURER FOR ANY PRODUCT WARRANTIES.
- SERVICE HVAC EQUIPMENT ANNUALLY BY AN INDEPENDENT SUBCONTRACTOR TO MAINTAIN THE MANUFACTURER'S WARRANTY.
- IF LEAVING THE HOUSE FOR AN EXTENDED PERIOD OF TIME, KEEP THE HEAT ON AT A TEMPERATURE NO LOWER THAN 55 DEGREES.
- COVER OUTDOOR AIR-CONDITIONING UNITS.
- OPEN CRAWL SPACE VENTS IN SPRING AND CLOSE THEM IN WINTER.
- KEEP CRAWL SPACE VENTS FREE FROM DEBRIS.
- IF TOTAL LOSS OF HEAT OCCURS IN FREEZING TEMPERATURES, SUBMIT A WARRANTY CLAIM, AND AN HVAC REPRESENTATIVE WILL BE IN CONTACT AS QUICKLY AS POSSIBLE.

### WARRANTY

- DEFECT IN WORKMANSHIP OR EQUIPMENT

### LIMITATIONS

- AIR FILTER REPLACEMENT
- DEFECT DUE TO MISUSE OR NEGLIGENCE
- EQUIPMENT THAT IS NOT SERVICED ANNUALLY WILL BE VOIDED OF THE MANUFACTURER'S WARRANTY
- SYSTEM MALFUNCTION CAUSED BY A THERMOSTAT PROGRAMMING ISSUE AT THE FAULT OF THE HOMEOWNER

**DISCLAIMER:** AT THE DISCRETION OF THE HVAC SUBCONTRACTOR, IF A WARRANTY CLAIM IS SUBMITTED FOR A THERMOSTAT PROGRAMMING ISSUE AT THE FAULT OF THE HOMEOWNER, THE HOMEOWNER WILL BE SUBJECT TO A TRIP CHARGE OF \$200.

# INTERIOR WARRANTY COVERAGE

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## PLUMBING

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- REMOVE ALL HOSES FROM EXTERIOR HOSE BIBS DURING COLD WEATHER. FAILURE TO DO SO CAN RESULT IN A RUPTURED WATER LINE.
- WHEN A MAJOR WATER LEAK OCCURS, SHUT OFF THE MAIN WATER SUPPLY UNTIL THE ISSUE IS RESOLVED.
- REGULARLY CLEAN SHOWER HEADS AND OTHER FIXTURES TO AVOID WATER CALCIFICATION.
- CHECK FIBERGLASS SHOWER UNITS FOR COSMETIC DEFECTS DURING THE FINAL WALK-THROUGH.
- CAULKING AROUND TUBS/SHOWERS, SINKS, BACKSPLASHES, AND COUNTERTOPS IS CONSIDERED ROUTINE HOMEOWNER MAINTENANCE.
- KEEP GARAGE DOORS CLOSED TO SHEILD THE WATER HEATER FROM OUTSIDE TEMPERATURES. WATER HEATER BLANKETS ARE RECOMMENDED.

### WARRANTY

- STOPPAGE NOTED WITHIN THE FIRST WEEK OF OWNERSHIP
- DEFAULT IN WORKMANSHIP/INSTALLATION

### LIMITATIONS

- ANY STOPPAGE MADE KNOWN TO DAUM CONSTRUCTION AFTER THE FIRST WEEK OF OWNERSHIP
- FIXTURES DAMAGED FROM MISUSE/NORMAL WEAR AND TEAR
- COSMETIC DAMAGE TO FIBERGLASS SHOWER UNITS NOT NOTED AT TIME OF FINAL WALK-THROUGH
- WATER DAMAGE FROM HOMEOWNER MISUSE OR NEGLIGENCE, NOT AS A RESULT OF A WORKMANSHIP DEFECT

**NOTE:** ELECTRIC AND GAS WATER HEATERS ARE SUPPLIED, INSTALLED AND WARRANTED BY THE PLUMBING SUBCONTRACTOR.

**DISCLAIMER:** AT THE DISCRETION OF THE PLUMBING SUBCONTRACTOR, IF A WARRANTY CLAIM IS SUBMITTED FOR A NON-ISSUE, I.E. HOMEOWNER RESPONSIBILITY OR HOMEOWNER DAMAGE, THE HOMEOWNER WILL BE SUBJECT TO A TRIP CHARGE OF \$200.

# INTERIOR WARRANTY COVERAGE

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## VINYL WINDOWS AND SLIDING DOORS

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- ENSURE WINDOWS AND SLIDING GLASS DOOR(S) FUNCTION PROPERLY AT THE TIME OF WALK-THROUGH.
- DO NOT USE HIGHLY CONCENTRATED OR ABRASIVE CLEANERS ON GLASS OR VINYL.
- VACUUM DIRT FROM THE WINDOWSILL AND TRACK BEFORE CLEANING. USE A MIXTURE OF DISH SOAP AND WATER TO CLEAN VINYL, THEN RINSE AND WIPE DRY.
- TO WASH SCREENS, REMOVE FROM WINDOW AND WASH ON A FLAT, CLEAN SURFACE WITH MILD SOAP AND WATER.
- THE WEATHERPROOFING SEAL FOR VINYL WINDOWS IS IN BETWEEN THE WINDOWS. IT CANNOT BE WIPED AWAY OR REMOVED. IF MOISTURE IS VISIBLE ON THE INSIDE OF VINYL WINDOWS DURING WINTER MONTHS, IT IS CONDENSATION CAUSED BY THE LEVEL OF HUMIDITY IN THE HOUSE, NOT BECAUSE THE SEAL HAS BEEN REMOVED OR BROKEN. VISIT <https://www.alside.com/wp-content/uploads/sites/3/2021/02/alside-condensation-guide.pdf> FOR A GUIDE ON CONDENSATION.

### WARRANTY

- INSTALL ON VINYL WINDOWS AND SLIDER DOORS

### LIMITATIONS

- DAMAGE DUE TO MISUSE OR NEGLIGENCE
  - o INCLUDES CHIPS/CRACKS IN GLASS NOT NOTED AT TIME OF FINAL WALK THROUGH
- NORMAL WEAR AND TEAR
- WEATHER RELATED ADJUSTMENTS
- IMPROPER FUNCTION NOT NOTED AT TIME OF FINAL WALK-THROUGH



# **INTERIOR WARRANTY COVERAGE**

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## **APPLIANCES**

IT IS IMPORTANT TO REGISTER APPLIANCES WITH THE MANUFACTURER WITHIN A REASONABLE TIME FRAME AFTER CLOSING.

### **WARRANTY**

- APPLIANCES CARRY A 1 YEAR LIMITED MANUFACTURER WARRANTY.
- CUSTOMERS CAN FILL OUT A FORM FOR SERVICE ONLINE AT <https://www.fredsappliances.com/service/> OR CONTACT FRED'S APPLIANCE SERVICE DEPARTMENT BY PHONE AT 509-327-5536. THE SERVICE DEPARTMENT IS OPEN MONDAY - FRIDAY 8:00AM-5:00PM.

### **LIMITATIONS**

- DAMAGE DUE TO MISUSE OR POWER SURGE
- NORMAL WEAR AND TEAR

## **CABINETRY AND CABINET HARDWARE**

### **WARRANTY**

- CRACKS OR DEFECTS IN THE CABINET HINGE(S) THAT COMPROMISE THE STRUCTURE OF THE CABINET AND CAUSED BY FAULTY MATERIAL, NOT BY DAMAGE TO MATERIAL.

### **LIMITATIONS**

- COSMETIC DAMAGE NOT NOTED AT TIME OF FINAL WALK THROUGH
- FUNCTIONAL DAMAGE DUE TO MISUSE OR NEGLIGENCE
- WATER DAMAGE
- THE SIZE OF ISLAND CABINETS COMBINED WITH AN OPEN FLOORPLAN DESIGN INCREASES THE POSSIBILITY OF MOVEMENT AND SOUND WITHIN THE CABINET WHEN WALKING BY. THIS IS NOT A STRUCTURAL THREAT AND IS NOT COVERED UNDER WARRANTY.

# INTERIOR WARRANTY COVERAGE

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## DRYWALL

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- EXPANSION AND CONTRACTION OF THE MATERIALS USED IN CONSTRUCTION IS NORMAL, ESPECIALLY THE FIRST YEAR AFTER A HOUSE IS BUILT. THIS CAN CAUSE SLIGHT CRACKING IN DRYWALL, BUT THESE CRACKS ARE NOT CONSIDERED A STRUCTURAL DEFECT.
- NAIL POPS CAN ALSO OCCUR DUE TO THE SETTLING OF THE HOUSE AND ARE CONSIDERED NORMAL. SPACKLE PURCHASED AT A HARDWARE STORE CAN BE USED TO REPAIR THESE POPS. THESE ARE CONSIDERED ROUTINE HOMEOWNER MAINTENANCE AND NOT A WARRANTY CLAIM.

### WARRANTY

- CRACKS IN DRYWALL AND/OR PEELING DRYWALL TAPE DUE TO THE HOUSE SETTLING WILL BE REPAIRED **ON A ONE TIME BASIS** DURING THE FIRST YEAR OF HOMEOWNERSHIP.

### LIMITATIONS

- HOLES OR DAMAGE IN DRYWALL NOT NOTED AT TIME OF FINAL WALK-THROUGH

## INTERIOR PAINT AND STAIN

REACH OUT TO DAUM CONSTRUCTION FOR INTERIOR PAINT BRAND INFORMATION AND INSTRUCTIONS ON HOW TO PURCHASE ADDITIONAL TOUCH UP PAINT.

### WARRANTY

- PEELING/FLAKING OF PAINT ON DOORS/DOOR JAMS NOT CAUSED BY PHYSICAL DAMAGE TO THE DOOR BUT IS A RESULT OF PRODUCT DEFAULT.

### LIMITATIONS

- ANY COSMETIC DEFECT NOT NOTED AT THE FINAL WALK-THROUGH

# INTERIOR WARRANTY COVERAGE

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## ELECTRICAL/RECESSED CAN LIGHTS

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- REPLACEMENT OF LIGHTBULBS AS NECESSARY
- IF THERE IS AN ISSUE WITH POWER, FIRST CHECK THE CIRCUIT BREAKER. THE BREAKER SHOULD BE SET TO THE "ON" POSITION, BUT IF AN ERROR OCCURRS, IT WILL SWITCH TO THE TRIPPED POSITION. TO RESTORE POWER, TURN SWITCH TO THE "OFF" POSITION THEN BACK TO "ON."
- OFTEN, SEVERAL OUTLETS ARE LINKED TO A SINGLUAR GFI. IF AN OUTLET STOPS FUNCTIONING, CHECK ALL GFIs THROUGHOUT THE HOUSE BEFORE SUBMITTING A CLAIM.

### WARRANTY

- DEFECTS DUE TO WORKMANSHIP SUCH AS NON-FUNCTIONING SWITCHES, CIRCUIT BREAKER MALFUNCTION, OR NON-FUNCTIONING DOORBELL

### LIMITATIONS

- DAMAGE DUE TO MISUSE OR NEGLIGENCE
- CHEST FREEZERS AND REFRIGERATORS PLUGGED INTO THE GFI PROTECTED OUTLET IN THE GARAGE WILL OFTEN CAUSE THE GFI TO TRIP. THIS IS AN APPLIANCE ISSUE, NOT AN ELECTRICAL ISSUE AND NOT COVERED UNDER WARRANTY.

**DISCLAIMER:** AT THE DISCRETION OF THE ELECTRICAL SUBCONTRACTOR, IF A WARRANTY CLAIM IS SUBMITTED THAT IS RESOLVED BY FLIPPING A BREAKER, RESETTING A GFI, OR SWITCHING OUT A LIGHTBULB, THE HOMEOWNER WILL BE SUBJECT TO A TRIP CHARGE OF \$200.

## LIGHTING FIXTURES

### WARRANTY

- FIXTURES
  - o DEFECTS AND FINISH COVERED UNDER 1 YEAR WARRANTY FROM MANUFACTURER
- CEILING FANS
  - o LIFETIME MANUFACTURER WARRANTY ON MOTOR
  - o 1 YEAR MANUFACTURER WARRANTY ON ELECTRONICS (SUCH AS REMOTE CONTROL)
- LED BULBS
  - o 3 YEAR MANUFACTURER WARRANTY

### LIMITATIONS

- DAMAGE DUE TO MISUSE OR NEGLIGENCE

# **INTERIOR WARRANTY COVERAGE**

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## **STONE SLAB COUNTERTOPS**

### **HOMEOWNER MAINTENANCE RESPONSIBILITIES**

- NEVER PLACE HOT PANS ON STONE COUNTERTOPS.
- USE MILD, BLEACH-FREE CLEANERS AND A SOFT CLOTH TO CLEAN.
- DO NOT USE ABRASIVE CLEANERS/SPONGES TO CLEAN.
- CAULKING IS CONSIDERED ROUTINE HOMEOWNER MAINTENANCE AND IS ONLY COVERED UNDER WARRANTY FOR THE FIRST 30 DAYS OF OWNERSHIP.

### **WARRANTY**

- DEFECTS IN PRODUCT AND WORKMANSHIP

### **LIMITATIONS**

- MISUSE OR ALTERATION INCLUDING BUT NOT LIMITED TO: DROPPING SOMETHING THAT CHIPS, SCRATCHES, OR CRACKS SURFACE, PUTTING HOT PANS ON COUNTER, OR USING AN INAPPROPRIATE CLEANER.
- CAULKING SEPARATION AFTER 30 DAYS OF OWNERSHIP

# **INTERIOR WARRANTY COVERAGE**

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## **LAMINATE COUNTERTOPS**

### **HOMEOWNER MAINTENANCE RESPONSIBILITIES**

- NEVER PLACE HEAT-PRODUCING APPLIANCES, SUCH AS ELECTRIC SKILLETS, DIRECTLY UPON COUNTERTOPS.
- NEVER PLACE POTS OR DISHS DIRECTLY FROM THE OVEN OR BURNER ON AN UNPROTECTED LAMINATE SURFACE.
- NEVER USE KNIVES OR OTHER SHARP OBJECTS DIRECTLY ON COUNTERTOP.
- DO NOT USE STEEL WOOL OR OTHER ABRASIVE PADS TO CLEAN.
- DO NOT USE ACID OR ABRASIVE CLEANERS.
- OVEN CLEANERS, TOILET BOWL CLEANERS, AND DYES CONTAIN HARSH CHEMICALS THAT CAN CAUSE PERMANENT DAMAGE. IF SPILLS OCCUR, WIPE UP IMMEDIATELY, WASH SURFACE WITH SOAPY WATER, AND RINSE SEVERAL TIMES.
- TO CLEAN SURFACE, USE A DAMP CLOTH OR SPONGE WITH A MILD SOAP OR CLEANER. RINSE THOROUGHLY WITH WARM WATER AND WIPE DRY.
- DIFFICULT STAINS SUCH AS COFFEE OR TEA CAN BE REMOVED USING A MILD HOUSEHOLD CLEANER AND A SOFT-BRISTLED BRUSH, REPEATING AS NECESSARY.

### **WARRANTY**

- SEPARATION FROM THE SUB TOP DUE TO A WORKMANSHIP DEFECT

### **LIMITATIONS**

- COSMETIC DAMAGE NOT NOTED AT TIME OF FINAL WALK-THROUGH
- DAMAGE DUE TO MISUSE OR IMPROPER CARE

# INTERIOR WARRANTY COVERAGE

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## **SUBFLOOR**

SUBFLOOR IS THE SOLID SURFACE BELOW THE FLOORING MATERIAL. AS THE HOME SETTLES AND FLUCTUATIONS IN HUMIDITY OCCUR, THE SUBFLOOR MAY FLEX. THESE ARE CONSIDERED FACTORS OUTSIDE OF DAUM CONSTRUCTION'S CONTROL. THE FLEXING OF THE SUBFLOOR MAY CAUSE FLOOR SQUEAKS AND MINOR INCONSISTENCIES IN THE FLOORING MATERIAL WHICH ARE CONSIDERED NORMAL AND NOT COVERED UNDER WARRANTY.

## **WARRANTY**

- DEFECTS IN WORKMANSHIP NOTED AT THE FINAL WALK-THROUGH

## **LIMITATIONS**

- FLOOR SQUEAKS ARE NOT COVERED UNDER DAUM CONSTRUCTION'S WARRANTY POLICY. **ABSENCE OF SQUEAKS IS NOT GUARANTEED.**
- EXPANSION OR CONTRACTION OF FLOORING MATERIAL NOT OBSERVED DURING THE FINAL WALK-THROUGH AND ARE THE RESULT OF FACTORS OUTSIDE OF DAUM CONSTRUCTION'S CONTROL.

## **CARPET FLOORING**

### **HOMEOWNER MAINTENANCE RESPONSIBILITIES**

- REMOVAL OF SHOES BEFORE WALKING ON CARPET WILL PROLONG LIFE OF CARPET.
- REGULAR VACUUMING WITH A QUALITY VACUUM ESPECIALLY IN HIGH TRAFFIC AREAS.
- DEPENDING ON USAGE, CARPET CAN BE PROFESSIONALLY STEAM CLEANED EVERY 12-18 MONTHS.
- PROMPT ATTENTION TO SPILLS AND STAINS TO AVOID PENETRATION OF STAIN INTO CARPET FIBER.

## **WARRANTY**

- DEFECT IN WORKMANSHIP OR INSTALL

## **LIMITATIONS**

- DEFECT DUE TO IMPROPER CARE OR NEGLIGENCE
- NORMAL WEAR AND TEAR

# INTERIOR WARRANTY COVERAGE

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## LUXURY VINYL PLANK FLOORING

AS THE HOME SETTLES AND FLUCTUATIONS IN HUMIDITY OCCUR, THE SUBFLOOR MAY FLEX. THESE ARE CONSIDERED FACTORS OUTSIDE OF DAUM CONSTRUCTION'S CONTROL. THE FLEXING OF THE SUBFLOOR MAY CAUSE FLOOR SQUEAKS AND MINOR INCONSISTENCIES IN THE FLOORING MATERIAL WHICH ARE CONSIDERED NORMAL AND NOT COVERED UNDER WARRANTY.

## HOMEOWNER MAINTENANCE RESPONSIBILITIES

- USE WALK OFF MATS AT EXTERIOR DOORS AND PLACE FURNITURE PADS ON FURNITURE TO PREVENT SCRATCHES ON FLOORING MATERIAL
- NEVER SLIDE ANYTHING HEAVY ACROSS THE FLOOR AND AVOID CONTACT OF ANY SHARP OBJECTS WITH FLOOR.
- NEVER ALLOW STANDING WATER OR LIQUID ON ANY TYPE OF FLOORING MATERIAL
- SWEEP, DRY MOP, OR VACUUM REGULARLY WITH A HARD FLOOR SETTING OR ATTACHMENT DO NOT USE A VACCUMM BEATER BAR.
- NEVER USE A STEAM MOP ON ANY TYPE OF FLOORING MATERIAL
- USE ONLY CLEANING PRODUCTS APPROVED FOR VINYL FLOORS.

## WARRANTY

- SEPARATION IN FLOORBOARDS ONLY GREATER THAN 1/8" WILL BE ASSESSED FOR WARRANTY COVERAGE.
- DEFECT IN MATERIAL

## LIMITATIONS

- DEFECT DUE TO IMPROPER CARE OR NEGLIGENCE, SUCH AS ALLOWING STANDING WATER ON FLOORING THAT CAUSES THE FLOORING TO WARP OR USING IMPROPER CLEANING PRODUCTS.
- EXPANSION OR CONTRACTION OF FLOORING MATERIAL NOT OBSERVED DURING THE FINAL WALK-THROUGH AND ARE THE RESULT OF FACTORS OUTSIDE OF DAUM CONSTRUCTION'S CONTROL
- USE ONLY CLEANING PRODUCTS APPROVED FOR VINYL FLOORS.
- HOLES OR SCRATCHES NOT NOTED AT TIME OF FINAL WALK THROUGH
- NORMAL WEAR AND TEAR

# **INTERIOR WARRANTY COVERAGE**

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## **DOORS AND TRIM**

DOORS WILL FLEX WITH CHANGES IN WEATHER AND TEMPERATURE. IT IS VERY COMMON TO HAVE A MORE DIFFICULT TIME CLOSING AND LOCKING EXTERIOR DOORS AND WINDOWS BECAUSE OF THIS.

FINISHING NAIL HOLES IN THE TRIM ARE ALMOST ALWAYS VISIBLE. THEY ARE PUTTIED WITH A COLOR-MATCH WOOD PUTTY AND FINISHED TO BUILDER STANDARD.

## **WARRANTY**

- DEFECTS IN MATERIAL OR WORKMANSHIP PRIOR TO 30 DAYS OF OWNERSHIP
- DEADBOLT DOES NOT LOCK. DIFFICULTLY LOCKING A DEADBOLT IS COMMON AFTER WEATHER/TEMPERATURE CHANGES AND IS NOT COVERED UNDER WARRANTY.

## **LIMITATIONS**

- DEFECTS IN MATERIAL OR WORKMANSHIP AFTER 30 DAYS OF OWNERSHIP
- WEATHER RELATED DOOR ADJUSTMENTS
- DAMAGE DUE TO NEGLIGENCE
- NORMAL WEAR AND TEAR
- COSMETIC DAMAGE OR GENERAL FUNCTION NOT NOTED AT FINAL WALK-THROUGH

## **DOOR HARDWARE**

### **WARRANTY**

- 1 YEAR MANUFACTURER WARRANTY ON DOORKNOBS AND LEVERS

### **LIMITATIONS**

- DAMAGE DUE TO MISUSE OR NEGLIGENCE
- NORMAL WEAR AND TEAR



# EXTERIOR WARRANTY COVERAGE

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## **CONCRETE**

FOR THE PURPOSES OF THIS WARRANTY, CONCRETE INCLUDES THE DRIVEWAY, APPROACH, PATIO, PORCH, WALKWAY(S), AND GARAGE SLAB.

CONCRETE IS A POROUS MATERIAL THAT WILL EXPAND, CONTRACT, AND CRACK AS A RESULT OF TEMPERATURE CHANGES, STRESS, AND SETTLEMENT. COLOR VARIATIONS MAY BE PRESENT AND ARE CONSIDERED NORMAL. SLIGHT CRACKING AND MOVEMENT IN THE DRIVEWAY SLAB DUE TO EXTREME TEMPERATURES, VEHICULAR TRAFFIC, AND SOIL SETTLEMENT IS NORMAL.

## **HOMEOWNER MAINTENANCE RESPONSIBILITIES**

- **NEVER USE DE-ICERS OR SALT ON CONCRETE SURFACES**
- FREQUENTLY CLEAN SURFACES WHERE DE-ICERS FROM ROADWAYS MAY HAVE BEEN TRACKED.
- SEAL CONCRETE SURFACES ON AN ANNUAL BASIS WITH CONCRETE PENETRATING SEALERS. DAUM CONSTRUCTION DOES NOT SEAL CONCRETE SURFACES PRIOR TO CLOSING.
- IF CRACKING OCCURS, WE RECOMMEND USING A PRODUCT CALLED NP1 TO FILL THE CRACKS. IT CAN BE PURCHASED AT CDA REDI-MIX IN COEUR D ALENE. COMPARABLE PRODUCTS CAN ALSO BE PURCHASED AT LOWE'S OR HOME DEPOT.

## **WARRANTY**

- LARGE SECTIONS OF EXPOSED AGGREGATE IN A CONCRETE SURFACE UNDER NORMAL USE IS COVERED WITHIN THE FIRST YEAR OF HOME OWNERSHIP. THESE SECTIONS WILL BE ADDRESSED AT AN APPOINTMENT AND, IF NECESSARY, REPAIRED TO THE BEST OF OUR ABILITY.

## **LIMITATIONS**

- ANY CRACKING, SCRATCHING, FLAKING, CHIPPING, SETTLING, OR SHIFTING OF CONCRETE
- STANDING WATER ON ANY CONCRETE SURFACE
- DAMAGE CAUSED BY THE USE OF DE-ICERS OR SALT
- DAMAGE CAUSED BY HEAVY VEHICLE TRAFFIC, MOVING PODS, EQUIPMENT, OR DELIVERY TRUCKS

## **DISCLAIMERS**

**DAUM CONSTRUCTION WARRANTY CONCRETE INSPECTIONS AND REPAIRS ARE WEATHER PERMITTING, TYPICALLY BETWEEN APRIL AND OCTOBER ONLY.**

**CONCRETE REPAIRS REQUIRING NEW MATERIAL ARE NOT GUARANTEED TO MATCH EXISTING CONCRETE.**

# EXTERIOR WARRANTY COVERAGE

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## VINYL SIDING

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- KEEP DEBRIS CLEAR ALONG THE FOUNDATION OF THE HOUSE TO AVOID DAMAGE TO THE SIDING.
- WEED-EATER STRING WILL DAMAGE VINYL SIDING AND IS NOT COVERED UNDER WARRANTY.
- POWER WASH VINYL SIDING TWICE A YEAR TO KEEP IT FREE FROM MOSS.

### WARRANTY

- WORKMANSHIP/INSTALL
- SIDING THAT HAS FALLEN OFF (BE SURE TO KEEP THE PIECE(S) THAT HAVE FALLEN FOR REPAIR)

### LIMITATIONS

- DAMAGE DUE TO MISUSE OR NEGLIGENCE
- NORMAL WEAR AND TEAR
- DAMAGED SIDING DUE TO WEATHER RELATED FACTORS SUCH AS ICE DAMS

## MASONRY

### WARRANTY

- INSTALLATION DEFECTS
- STONE IS COVERED UNDER A 50 YEAR WARRANTY
  - o VISIT [https://eldoradostone.com/wp-content/uploads/2018/04/Eldorado-Stone-Warranty\\_2018.pdf](https://eldoradostone.com/wp-content/uploads/2018/04/Eldorado-Stone-Warranty_2018.pdf) FOR STONE WARRANTY

### LIMITATIONS

- DAMAGE DUE TO MISUSE OR ALTERATION
- NORMAL WEAR AND TEAR
- THE COLOR OF THE MORTAR USED IS A STANDARD GRAY THAT DRIES A DIFFERENT SHADE DEPENDING ON DIFFERENT FACTORS. MORTAR WILL NOT BE REPLACED DUE TO COLOR DIFFERENCES.

# EXTERIOR WARRANTY COVERAGE

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## **ROOFING**

SOME LEAKS MAY OCCUR DURING SEVERE WEATHER CONDITIONS BUT NOT UNDER NORMAL WEATHER CONDITIONS.

### **HOMEOWNER MAINTENANCE RESPONSIBILITIES**

- VISUALLY INSPECT ROOF FOR DEBRIS SUCH AS LEAVES AND MOSS GROWTH. CONTACT A PROFESSIONAL TO ASSESS IF YOU MIGHT NEED SPECIALIZED SERVICES FOR YOUR ROOF.
- DO NOT POWER WASH YOUR ROOF.
- KEEP ROOF CLEAR OF SNOW DURING WINTER MONTHS TO PREVENT ICE DAMS\*

### **WARRANTY**

- DEFECT DUE TO WORKMANSHIP SUCH AS LEAKS OR EXPOSED NAILS

### **LIMITATIONS**

- DAMAGE DUE TO MISUSE OR NEGLIGENCE
- DAMAGE DUE TO EXTREME WEATHER CONDITIONS, SUCH AS WINDS EXCEEDING 30MPH, HAIL, OR THUNDERSTORMS
- THE PRESENCE OF ICE DAMS AND ANY DAMAGE RESULTING FROM AN ICE DAM\*

## **GUTTERS**

### **HOMEOWNER RESPONSIBILITIES**

- CLEAN GUTTERS OUT ANNUALLY TO AVOID BLOCKAGE AND SUBSEQUENT ROOFING AND/OR SIDING DAMAGE.

### **WARRANTY**

- WORKMANSHIP ON GUTTERS AND DOWNSPOUTS IS COVERED UNDER 1 YEAR WARRANTY TERM

### **LIMITATIONS**

- DEFECTS DUE TO NORMAL WEAR AND TEAR
- MISUSE, SUCH AS NOT CLEANING GUTTERS AS NEEDED, OR ALTERATION
- DAMAGE DUE TO EXTREME WEATHER CONDITIONS, SUCH AS WINDS EXCEEDING 30MPH, HAIL, ICE DAMS\*, OR THUNDERSTORMS

**\*REFER TO THE DISCLAIMERS PAGE AT THE END OF THIS WARRANTY GUIDE FOR INFORMATION ON ICE DAMS**

# EXTERIOR WARRANTY COVERAGE

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## **EXTERIOR PAINT AND STAIN**

REACH OUT TO DAUM CONSTRUCTION FOR EXTERIOR PAINT BRAND INFORMATION AND INSTRUCTIONS ON HOW TO PURCHASE ADDITIONAL TOUCH UP PAINT.

## **HOMEOWNER RESPONSIBILITIES**

- RESTAIN EXTERIOR POSTS EVERY COUPLE OF YEARS, OR AS NEEDED. AS THE HOME SETTLES AND THE POSTS ARE EXPOSED TO THE ELEMENTS, THE NATURAL CRACKS IN THE POSTS MAY SHIFT OR GROW. THIS IS NORMAL AND NOT A STRUCTURAL THREAT. TO PREVENT WATER INTRUSION, ADD STAIN WHERE NATURAL WOOD IS VISIBLE.
- EXTERIOR PAINTED OR STAINED ITEMS SHOULD BE FREE OF MILDEW AND FUNGUS. HOWEVER, MILDEW OR FUNGUS MAY FORM ON SURFACES OVER TIME BECAUSE OF MOISTURE. DAUM CONSTRUCTION WILL CORRECT ANY VISIBLE MILDEW OR FUNGUS GROWTH ONCE DURING THE FIRST 30 DAYS AFTER CLOSING. ANY SUBSEQUENT REMOVAL OF MILDEW OR FUNGUS IS CONSIDERED ROUTINE HOMEOWNER MAINTENANCE AND IS NOT COVERED UNDER WARRANTY.

## **WARRANTY**

- PEELING/FLAKING OF PAINT ON DOORS AND/OR HARDIEPLANK SIDING WITHIN THE FIRST YEAR **NOT CAUSED BY PHYSICAL DAMAGE.**

## **LIMITATIONS**

- ANY COSMETIC DEFECT NOT NOTED AT THE FINAL WALK-THROUGH
- NORMAL WEAR AND TEAR

## **GARAGE DOORS**

GARAGE DOORS ARE NOT INTENDED TO PROVIDE A WEATHER TIGHT SEAL. UNDER HIGH WIND CONDITIONS AND STORMS, IT IS NORMAL FOR ELEMENTS TO LEAK THROUGH, AROUND, AND/OR UNDER THE DOOR.

## **WARRANTY**

- FAILURE DUE TO WORKMANSHIP OR FAULTY COMPONENTS, EXCEPT SPRINGS

## **LIMITATIONS**

- DEFICIENCIES CAUSED BY MISUSE OR NEGLIGENCE
- COSMETIC DAMAGE TO DOOR NOT NOTED AT THE FINAL WALK-THROUGH
- MISUSE OR ALTERATION
- DAMAGE DUE TO EXTREME WEATHER CONDITIONS, SUCH AS WINDS EXCEEDING 30MPH, HAIL, OR THUNDERSTORMS

# EXTERIOR WARRANTY COVERAGE

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## LANDSCAPING

### STANDARD LANDSCAPE GUIDELINES

- WHEN LANDSCAPING IS INCLUDED, THE LOT WILL BE PREPPED BY REMOVING WEEDS, DEBRIS, LARGE ROCKS, AND GRADING. GRADING DOES NOT LEVEL OR CHANGE THE LOT TOPOGRAPHY. TOPSOIL IS ADDED BEFORE HYDROSEED IS SPRAYED.
  - o **NOTE:** IF THE LOT HAS A SLOPE, HILLSIDE, OR DIPS IN ANY WAY, IT WILL REMAIN AS SUCH AFTER LANDSCAPE IS ADDED. THESE FACTORS MAY REQUIRE EXTRA CARE OR ATTENTION FROM THE HOMEOWNER TO ENSURE THE INTEGRITY OF THE LANDSCAPE ELEMENTS ADDED BY DAUM CONSTRUCTION ARE MAINTAINED.
- WHEN LANDSCAPING IS INCLUDED, THE FOLLOWING ELEMENTS MAY BE INSTALLED:
  - o SPRINKLERS
  - o HYDROSEED
  - o NATIVE PERENNIAL PLANTS SURROUNDED BY BARK OR ROCK WITH DRIP LINE AT THE FRONT OF THE HOUSE
  - o IF REQUIRED BY CITY CODE, A TREE IN THE FRONT YARD OR SWALE
- WEATHER CONDITIONS, ACTIVITY LEVEL ON THE YARD, WATERING SCHEDULES SET BY THE HOMEOWNER, AND FERTILIZATION ALL CONTRIBUTE TO THE SUCCESS OF THE HYDROSEED AND ARE FACTORS OUTSIDE OF DAUM CONSTRUCTION'S CONTROL. ADJUSTMENTS TO LAWN CARE MAY BE NECESSARY DEPENDING ON THESE FACTORS AND ARE CONSIDERED A HOMEOWNER RESPONSIBILITY TO DETERMINE AND EXECUTE. ALLOWING THE HYDROSEED, PLANTS, AND TREES TIME TO MATURE RESOLVES MANY CONCERNS OF A NEWLY LANDSCAPED YARD.
- STANDING GROUNDWATER/POOLING **WILL OCCUR** IN NEWLY LANDSCAPED YARDS. THE HYDROSEED TAKES APPROXIMATELY 90 DAYS TO TAKE ROOT, AND UP TO 120 TO FULLY ABSORB WATER. EXPECT TO SEE POOLING THROUGHOUT THE HYDROSEEDED AREAS FOR THE FIRST FEW MONTHS AFTER HYDROSEED HAS BEEN SPRAYED. THESE AREAS OF POOLING ARE NOT COVERED UNDER WARRANTY.
  - o **NOTE:** SWALES ARE DESIGNED TO DRAIN AFTER A PERIOD OF 72 HOURS WITH NO RAIN/WATERING. IF YOUR SWALE IS HOLDING WATER AFTER 72 HOURS, DAUM CONSTRUCTION WARRANTY MAY BE CONTACTED BY THE HOMEOWNER AND DAUM CONSTRUCTION WILL NOTIFY THE DEVELOPER.

### HOMEOWNER MAINTENANCE RESPONSIBILITIES

- FOLLOW THE FERTILIZER AND WATERING SCHEDULE PROVIDED BY NORTH IDAHO HYDROSEEDING TO PROPERLY CARE FOR HYDROSEED.
  - o **NOTE:** IT IS IMPORTANT TO ADJUST THE WATERING SCHEDULE BASED ON CURRENT WEATHER CONDITIONS. FOR EXAMPLE, IF THERE IS EXCESSIVE RAIN, REDUCE WATERING FREQUENCY.
  - o IF YOU OBSERVE EXCESSIVE AREAS OF POOLING, REDUCE WATERING FREQUENCY FOR A SHORT PERIOD OF TIME.

# EXTERIOR WARRANTY COVERAGE

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- IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO LEARN HOW TO OPERATE THE SPRINKLER CONTROL SYSTEM. A TUTORIAL WILL NOT BE GIVEN BY DAUM CONSTRUCTION, BUT MANUFACTURER'S INSTRUCTIONS ARE PROVIDED.
- HIRE A QUALIFIED LANDSCAPE SUBCONTRACTOR TO BLOW OUT SPRINKLERS IN THE FALL.
- LACK OF LANDSCAPING, ESPECIALLY WHEN NEIGHBORING LOTS HAVE BEEN LANDSCAPED, AND LOT TOPOGRAPHY CAN CAUSE STANDING GROUNDWATER TO OCCUR. DAUM CONSTRUCTION IS NOT LIABLE FOR THIS AND THIS IS NOT COVERED BY WARRANTY.
- IF FENCING IS NOT INCLUDED IN THE PURCHASE CONTRACT, SPRINKLERS WILL BE PLACED ALONG THE SIDEWALK/PROPERTY LINES TO ENSURE ALL GRASS IS WATERED. IF FENCING IS ADDED AFTER CLOSING, THE SPRINKLERS MAY BE REQUIRED TO BE MOVED TO ACCOMMODATE A FENCE. IT WILL BE THE HOMEOWNER'S RESPONSIBILITY TO HAVE THE SPRINKLERS MOVED.
- LANDSCAPE ELEMENTS SUCH AS BARK, PLANTS, AND TREES ARE CONSIDERED HOMEOWNER RESPONSIBILITY TO MAINTAIN. DAUM CONSTRUCTION DOES NOT WARRANTY THESE ELEMENTS.
  - o IT IS RECOMMENDED BARK BE REPLACED/FILLED EVERY COUPLE OF YEARS, AS NEEDED

## WARRANTY

- SPRINKLER MALFUNCTION DUE TO WORKMANSHIP **WITHIN THE FIRST 2 WEEKS OF OWNERSHIP OR INSTALL\***
  - o SPRINKLER HEADS THAT ARE NOT WATERING OR NEED ADJUSTMENT FOR COVERAGE ARE CONSIDERED QUALIFIED CLAIMS
- SPRINKLER WATER-LINE BACKUP MUST BE NOTED **WITHIN THE FIRST 2 WEEKS OF CLOSING OR INSTALL\***

## LIMITATIONS

- LANDSCAPE ELEMENTS INCLUDING HYDROSEED, SOD, PLANTS, TREES, AND DECORATIVE BARK/ROCK WILL NOT BE COVERED AFTER CLOSING.
- STANDING GROUNDWATER DUE TO IMMATURE HYDROSEED, LOT TOPOGRAPHY, OR HOMEOWNER'S FAILURE TO LANDSCAPE THE PROPERTY IS NOT COVERED UNDER WARRANTY.
- ANY ELEMENT CHANGED/ALTERED AFTER CLOSING, INCLUDING BUT NOT LIMITED TO: HYDROSEED, SPRINKLER HEADS, SPRINKLER LINES, PLANTS, TREES, AND DECORATIVE BARK/ROCK IS NOT COVERED UNDER WARRANTY. PORTIONS OF LANDSCAPE INSTALLED BY DAUM CONSTRUCTION THAT ARE AFFECTED BY THE ALTERED ELEMENTS WILL NOT BE COVERED UNDER WARRANTY.

**DISCALIMER:** AT THE DISCRETION OF THE LANDSCAPE SUBCONTRACTOR, IF A WARRANTY CLAIM IS SUBMITTED FOR A NON-ISSUE, I.E. HOMEOWNER RESPONSIBILITY OR HOMEOWNER DAMAGE, THE HOMEOWNER MAY BE SUBJECT TO A TRIP CHARGE OF \$200.

**\*IF HOLDBACK WAS REQUIRED**

# EXTERIOR WARRANTY COVERAGE

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## **FENCING**

### **WARRANTY**

- WORKMANSHIP/INSTALL

### **LIMITATIONS**

- DEFECTS DUE TO NORMAL WEAR AND TEAR
- MISUSE OR ALTERATION
- DAMAGE DUE TO EXTREME WEATHER CONDITIONS, SUCH AS WINDS EXCEEDING 30MPH, HAIL, OR THUNDERSTORMS
- FENCE POST CAPS MISPLACED AFTER CLOSING

# DISCLAIMERS

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EXCEPTIONS AND EXCLUSIONS TO THE HOME WARRANTY PLAN ARE AS FOLLOWS BUT ARE NOT LIMITED TO: ANY CONDITION WHICH DOES NOT RESULT IN THE ACTUAL DAMAGE TO THE HOUSE INCLUDING INHABITABILITY OR HEALTH RISK DUE TO THE PRESENCE OR CONSEQUENCE OF ELECTROMAGNETIC FIELDS (EMFS), RADON, GAS, MOLD, FORMALDEHYDE, OTHER POLLUTANTS OR CONTAMINATES AND/OR THE PRESENCE OF HAZARDOUS AND/OR TOXIC MATERIALS.

## FINAL GRADE

THE FINAL GRADE INCLUDED IN THE PURCHASE OF YOUR HOME IS A ROUGH GRADE ONLY, CREATING A *SLIGHT* SLOPE 10' OUT FROM THE FOUNDATION. IT DOES NOT LEVEL THE LOT OR CHANGE THE OVERALL SLOPE OF THE LOT. IT DOES NOT PREP THE LOT FOR LANDSCAPING UNLESS LANDSCAPING HAS BEEN INCLUDED IN THE PURCHASE OF THE HOME. IT DOES NOT REMOVE WEEDS/DEBRIS FROM THE LOT OR INCLUDE TOPSOIL.

## MOLD

TO PREVENT MOLD GROWTH IN THE HOUSE, YOU MUST TAKE CERTAIN STEPS TO PROPERLY MANAGE AND MAINTAIN THE PROPERTY. DAUM CONSTRUCTION HAS TAKEN STEPS TO PREVENT WATER PENETRATION AND MOISTURE ACCUMULATION IN THE HOUSE. ISSUES CAN ARISE IN THE COURSE OF BUILDING THAT COULD RESULT IN WATER AND/OR MOISTURE ACCUMULATION AND PENETRATION.

DAMPNESS AND CONDENSATION IN THE CRAWLSPACE ARE COMMON, OFTEN TEMPORARY, CONDITIONS WHICH CANNOT BE ENTIRELY ELIMINATED AND ARE NOT COVERED BY THE HOME WARRANTY PLAN. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO OPEN CRAWLSPACE VENTS IN THE SPRING AND CLOSE THEM IN THE FALL/WINTER.

DAUM CONSTRUCTION IS NOT RESPONSIBLE FOR ANY DAMAGES, LIABILITIES, CLAIMS, OR LOSSES INCURRED BY THE HOMEOWNER ARISING OUT OF OR RELATING TO MOLD, FUNGUS, OR AGENT WHETHER OR NOT ASSOCIATED WITH ALLEGED DEFECTS IN CONSTRUCTION.



# DISCLAIMERS

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## ICE DAMS

AN ICE DAM IS A RIDGE OF ICE THAT FORMS WHEN MELTING SNOW FREEZES ALONG THE EAVES OF SLOPED ROOFS. THE ICE DAM CAUSES THE MELTING WATER TO BACKUP AND SUBSEQUENTLY LEAK INTO SECTIONS OF ROOFING, GUTTERS, THE INTERIOR OF THE GARAGE/HOUSE, THE SOFFITS, AND OTHER AREAS.

WINTER WEATHER CONDITIONS CAN NOT ONLY CAUSE ICE DAMS ON ROOFS, BUT ALSO EXCESS WATER AND ICE ON DRIVEWAYS, WALKWAYS, PORCHES, GUTTERS, AND ROOFS.

**THESE WEATHER-RELATED FACTORS ARE NOT CONSIDERED A WORKMANSHIP DEFECT AND ARE NOT COVERED UNDER WARRANTY.**

### **HOMEOWNER MAINTENANCE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO:**

- PREVENTION AND IMMEDIATE MITIGATION OF ICE DAMS
- INSTALLATION OF HEAT TAPE PER PRODUCT GUIDELINES AS A PREVENTATIVE MEASURE FOR ICE DAMS
- SHOVELING THE ROOF TO KEEP SNOW BUILDUP AT A MINIMUM DURING WINTER MONTHS
- THOROUGHLY CLEANING GUTTERS REGULARLY
- KEEPING GUTTERS AND DOWNSPOUTS CLEAR OF SNOW AND ICECICLES DURING WINTER MONTHS

IF DAMAGE(S) OCCUR FROM THE WINTER RELATED ITEMS LISTED, IT IS OUR RECOMMENDATION TO FILE A CLAIM THROUGH YOUR HOMEOWNERS INSURANCE AND/OR MITIGATE THE DAMAGE THROUGH AN INDEPENDENT RESTORATION CONTRACTOR. DAMAGES CAN INCLUDE BUT ARE NOT LIMITED TO: WATER INTRUSION INSIDE THE HOME, GARAGE, EXTERIOR SOFFITS, AND LIFTED ROOFING SHINGLES. DAUM CONSTRUCTION IS NOT LIABLE FOR DAMAGES RESULTING FROM WEATHER-RELATED FACTORS.