Thomsen Homes Final Walk-Thru

Congratulations on your new home! As a home owner you are responsible for the maintenance of your new home both general and preventative maintenance are required to prolong the life of your new home. Your home will experience many changes within the first year, for that reason it's often best to let the home get through all 4 seasons before making alterations. We have a few details to go over with you about your newly constructed home and you will then be off to closing.

Condensation – Condensation results from weather conditions and a family's lifestyle. Materials used to build your house contain moisture. We recommend wiping up any visible moisture as soon as possible to prevent damage. Run bath fans while showering and for at least 20 minutes after. Allow air to circulate, do not cover up heat registers or cold air returns and leave drapes open.

Dehumidifier(s) – We recommend placing one on each floor to help remove moisture from the air. Run constantly for the first 2 years.

Windows - In heavy rains, water may collect in the bottom channel of the window frame. Weep holes are provided to allow excess water to escape to the outside. Screens are not installed. They are kept in the storage room to prevent damage during construction.

Concrete - Shrinkage cracks and rock pops are common and should be expected. As cracks occur, seal them with waterproof concrete caulk to prevent moisture from penetrating beneath. It is recommended that you apply concrete sealer to keep water from penetrating into the surface of concrete. Do not use salt or any deicers containing chemical compounds as these will cause surface chips (spalling).

Final Grading & Drainage – Your yard has been rough graded which means black dirt will be knocked down and spread throughout the yard at an average of 3 to 4 inches throughout. Settling is natural and will occur for some time. We recommend hiring a professional landscaping company to do a final grade. Fine grade and turf, is essential for proper drainage of water from around your home. Run sump hose to back of lot or to the street, ensure downspouts are leaned to drain water away from the foundation. Extensions are a good way to move the water even further away.

Sump Pump – The foundation design on your home includes a drain-tile system around the perimeter, and a sump pump. To check the operation of your pump, pour water into the sump pit so as to raise the float-arm attached to the pump. The pump should come on briefly and pump water out. Homeowners must maintain sump hose during freeze/thaw cycles to prevent an ice blockage.

Appliances – Thomsen Homes does not warranty appliances, all appliances are warranted by their respective manufacturers. All manuals and warranty information has been provided.

Electrical – popping or tripping breakers can occur and are the result of an overloaded circuit, short circuit, or ground fault. The breaker is designed to trip to avoid overheating of the circuit.

Plumbing – we recommend checking under cabinets periodically during the first year. If a leak is to occur, it is best to catch it early to prevent any further damage. Clean up any water in direct contact with wood surfaces and place a basin under the affected area.

Heating & Air Conditioning – Filter should be replaced at least every 3 months. Keep furnace intake/exhaust pipe free of snow, dirt, and debris. These pipes are located on the exterior of the home. *A clogged pipe will reduce or cease furnace operation until the obstruction can be cleared.* If a furnace stops working, check: Filter, Breaker & Air Intake. Base cabinets are designed to direct the air from this HVAC supply run through a ½" space between the bottom of the cabinet and the top of the toe-kick.

Doors & Locks – Interior/exterior doors may occasionally require minor adjustments as your house settles. Exterior door thresholds are designed to be adjusted by homeowner as needed. The thresholds can be easily raised or lowered by popping of the caps and adjusting the screws with a flathead screwdriver (turning clockwise will raise the threshold and counter-clockwise will lower the threshold). Typically after move-in, the threshold will need to be adjusted to ensure a proper seal.

Caulking & Weather-stripping – These items often come up towards the end of the warranty period and are considered "high wear and tear items". We often compare these to tires on a car and will wear out overtime. They will need to be replaced at some point down the road; however, if there is a deficiency, we will take care of the issue right away.

Laminate/Vinyl Flooring - Wipe spills immediately. Wash floor with approved non-abrasive cleaners and a damp cloth or cotton mop. DO NOT use a steam mop or soap and water with a mop and bucket. Any type of cleaning with water will void the warranty and could cause serious issues with peaking.

Drywall - Minor seam separations and cracks, along with other slight imperfections, are common and should be expected. We will correct imperfections that exceed industry norms one time during the first year of the limited warranty period.

Detectors – Hardwired together throughout house, if one goes off they all do. Replace batteries when you change your clocks for day light savings. Clean detectors regularly.

Countertops - We recommend wiping spills immediately, always using a clean damp cloth, free of grease and dirt. Use coasters under all glasses, bottles, and cans. Do not set hot pans or any other sources of heat directly on the countertop surface. Use a cutting board.

Ceramic/Porcelain Tile - Sealing grout is your decision and responsibility. Once grout has been sealed, ongoing maintenance of that seal is necessary and limited warranty coverage on grout that has been sealed is void. Expect slight separations to occur in the grout between tiles. Grout is for decorative purposes only.

Cabinet Care – If hinges or glides become sluggish, us a small amount of silicone lubricant to improve performance. When operating small appliances be cognizant of placement. Cabinets are moisture resistant not moisture proof. Cleaning: We recommend wiping spills immediately, always using a clean damp cloth, free of grease and dirt. Orange cleaners work great, but read product instructions as all orange cleaners are not treated equal.

Brick/Stone – You may notice small holes and/or white rope in the mortar along the lower row of brick – these allow moisture that has accumulated behind the brick to escape. Do not fill these holes.

Attic Access – This is not designed nor intended for storage. If you do need to access your attic, use caution as personal injury and damage to your ceiling can occur and this would not be covered under your limited warranty. The access will need to be caulked and sealed shut when done.

BuilderTrend.net – At closing you will meet our Client Relations Department and they will go over details about what to do if you have questions or concerns about your home throughout the next year.

In your final walk-thru packet you will find a Homeowner Maintenance and Limited Warranty Coverage manual with tons of great general information about the major components of the house.