



This area is famous for its hot, humid summers and now is the right time to make sure your home and yard are ready to take on the heat.

## Asphalt

Asphalt is a flexible and specialized surface. Over time, the effects of weather and earth movement will cause minor settling and cracking. Avoid using your driveway for one week after it is installed by keeping cars, bicycles, lawn mowers and other equipment off of it. The grade along the side of the driveway should be maintained properly to prevent settlement cracks from forming. Winchester Homes performs any asphalt repairs by patching. Please understand we are not responsible for the inevitable differences in color between the patch and the original surface.

### **Here are some other tips to help you maintain your driveway asphalt:**

- During hot weather days, avoid any concentrated or prolonged loads on your asphalt, such as motorcycle or bicycle kickstands, trailers or even cars left for a long period of time.
- Exposure to sunlight and other weather conditions will fade your driveway, allowing the surface gravel material to be more visible. This is a normal condition and you do not need to treat the surface of your asphalt driveway. If you choose to treat it, wait a minimum of 12 months and use a dilute asphalt emulsion rather than the more common coal tar sealant.

## Concrete Flatwork

Cracks are an inherent characteristic of concrete and most are superficial and do not penetrate through the slab. Cracking is caused by shrinkage in the concrete cures or by temperature changes that cause expansion and contraction.

### **Some tips to help take care of your concrete:**

- Avoid washing exterior concrete slabs with cold water from an outside faucet when temperatures are high and the sun has been shining on the concrete. The abrupt change in temperature can change the surface bond of the concrete. We recommend you sweep concrete surfaces to keep them clean.
- As cracks occur, seal them with a waterproof concrete caulk (available at hardware or home improvement stores) to prevent moisture from penetrating to the soil beneath.
- Do not permit heavy vehicles, such as moving vans or concrete trucks, to drive or park on your driveway — your walks and driveways are designed for residential use only.
- Concrete sealers will help protect and keep clean concrete slabs, exposed concrete surfaces and unpainted concrete floors. Once you have sealed your concrete, ongoing maintenance is still necessary. Use plain water and washing soda on unpainted concrete instead of soap.

## Storm Damage

Occasionally, you will have damage caused by storms or other natural disasters. Damage caused in these situations is not covered by the Customer Care Program or the Home Builders Limited Warranty. You should contact your homeowner's insurance agent immediately. Contain the damage as much as possible without endangering yourself and take photos to back up your claims.

## Condensation

Condensation on interior surfaces of the windows and frames comes from high humidity within the home combined with low outside temperatures. Condensation can also form on pipes and ducts in unfinished areas in the basement, especially when the air conditioning is off or when the door is left open for long periods of time.

### Two tips to help prevent condensation:

- Run your air conditioner, making sure the vents are open in the unfinished areas and limit the amount of outside air to come into the home.
- Observe manufacturer's directions for the use of your humidifier and turn it off during the summer months.

## Grading and Drainage

The drainage pattern of your lot was established when your lot was graded. It is not uncommon for localized settlement to occur and it is important to maintain the original pattern as water is designed to flow away from your house. Original drainage patterns should be considered and maintained when installing custom landscaping plans to avoid standing or ponding water and foundation leaks.

### Some additional tips:

- Do not remove the splash blocks or downspout extension from under the downspouts — they are sloped so the water quickly drains away from your home.
- Rototilling can significantly change drainage swales so rototill parallel to the swales rather than across them.
- In the first year there may be some soil settlement around the foundation walls and utility trenches of your new home, which may interfere with the proper flow of storm water away from your home. Correct these deviations by filling in and reseeding low areas. For settlement that may occur near your foundation, remove any shrubbery, fill in the low areas, replant and mulch.

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Please let us know how we can be of any further service and thank you again for choosing Winchester Homes.