

Below is some basic maintenance information to help prevent issues commonly encountered by new homeowners:

CONDENSATION

Condensation occurs when water vapor from indoor air contacts cool surfaces such as window glass. Condensation on interior window surfaces is common during cold seasons. When outdoor temperatures are well below freezing, ice may form at the bottom of the window. Since it is important for homeowners to maintain proper humidity levels within the home to prevent damage to other components such as flooring, and for physical health, some condensation on windows may be expected. Indoor humidity levels may be controlled by dehumidification, ventilation or air conditioning. Interior air moving over the windows can help control condensation. Heavy draperies or window coverings that cover windows and block heat diffusers can prevent air flow. Running the furnace fan continuously can also help to control condensation on windows.

FLOORING

Maintaining flooring is another aspect of new home ownership that can be easily overlooked. Damage to flooring resulting from water is not covered under warranty, thus as a home owner, every effort should be made to dry up sitting water before permanent damage occurs. Humidity plays a crucial role in maintaining the health and vitality of your floor. Bubbles, folds, pockets, and exposed substrate surfaces at the edges of Vinyl flooring are due to not controlling household humidity levels appropriately, and are not warrantable. Similarly, “spongy” pockets and gaps in Laminate flooring are also due to not maintaining household humidity levels, and are not warrantable. Common steps homeowners take to maintain control of humidity is to invest in humidifiers and de-humidifiers.

APPLIANCES

The appliances that came with your new home are brand new, and you own them. It is important to note that homeowners are required to fill out and register their appliances using the manufacturers forms provided. The forms have been left inside the appliances for you to find, please contact the appliance manufacturer should these forms be misplaced. Appliance warranty is processed between the homeowner and the manufacturer, and it is important to note that subsequent household damage due to appliances breaking down are not covered under builder warranty. Servicing appliances is up to the homeowner to coordinate with the manufacturer, however feel free to contact Hillside construction with any questions regarding appliances and any warranty or service questions.

PLUMBING

Another important aspect of new home ownership is the regular maintenance of the plumbing. Condensation on piping should not be mistaken for a leaking pipe, typically it is due to high indoor humidity. However if a leak is detected in a water supply pipe, the main water valve should be turned off immediately until a service professional can assess the condition. This is important because secondary damage caused by water is not warrantable. When plumbing has been installed during cold seasons, it is not uncommon to discover minor dripping when first using hot water. This is due to hot water expanding the piping, which has been known to slightly loosen clamps. Should this be the case, homeowners ought to tighten any loose clamps to ensure this problem does not continue. Negligence by the homeowner to address this situation may result in permanent water damage which is not warrantable.

For more information on home maintenance visit www.mbnhwp.com/maintenance.htm