

# MANAGING YOUR NEW HOME'S EXTERIOR

As a homeowner, you can add years to the life of your Baywood Home's exterior by giving it the right care at the right time of year. Through a regular maintenance program and planned prevention, costly and time-consuming up-keeping of the finishing can be minimized or avoided.



**Regular maintenance and planned prevention are key to maximizing home ownership.**

## *SOD MAINTENANCE*

All Baywood homes receive quality sod. Depending on exterior construction scheduling and weather conditions, you can expect the sod to be laid in late spring, summer, or early fall. However, sodding may not occur in the same season that you move in.

To promote greening of freshly laid sod, it is suggested that you do not walk on it for approximately two (2) weeks. Within this time period, you can begin a maintenance program by watering the sod nightly.

### **TIP:**

Avoid watering during the day, as it will dry up the sod, causing it to burn. In extreme heat conditions, it is suggested you water the sod in the early morning (e.g. 8:00 a.m.) or in the evening (e.g. 6:00 p.m.).

For further information, Baywood Homes encourages you to refer to the Tarion Warranty Corporation's web site at [www.tarion.com](http://www.tarion.com).

## ***MAINTAINING WALKS AND DRIVEWAYS***

### ***Walkways***

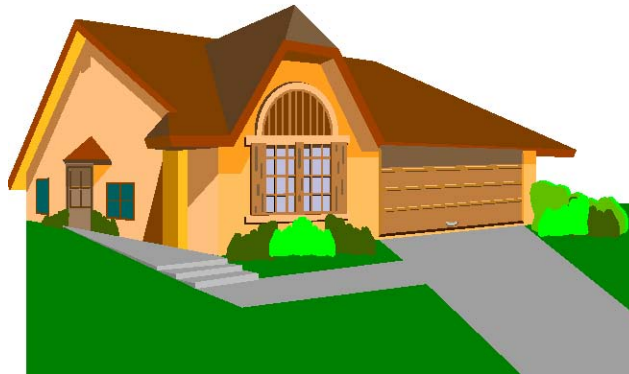
Walkways are concrete slabs placed from the side of the gravel driveway to the main entry door, providing easy access to the front of your home. Seasonal weather conditions such as frost penetration can cause finished walkways and homeowners' driveways to crack or rise, which can cause changes in the direction of surface drainage. Affected areas may return to their original state in warmer weather. These changes are beyond Baywood Homes' control and are not a warrantable item under Tarion. If needed, once sodding is completed, Baywood Homes will re-level the walkway on a one-time basis.



Baywood Homes advises that you not use salts and solvents which can harm concrete surfaces. The resulting damage is not covered by Baywood Homes' warranty or that of Tarion Warranty Corporation.

### ***Driveways***

Baywood Homes ensures sufficient gravel is spread at the time of occupancy. Gravel driveways require occasional raking to smooth out wheel marks caused by heavy vehicles. After construction of your new Baywood home, you can expect the earth around the home to settle within one (1) year. As it is beyond the control of the builder, Tarion and Baywood Homes do not warrant settlement of the ground. If needed, once sodding is completed, Baywood Homes will re-level and 'top off' the gravel driveway on a one-time basis.



**A grace period of one (1) year allows for settlement to occur, which better sustains a paved driveway.**



It is suggested not to pave, interlock, or lay a concrete driveway during the first year of occupancy as further settlement may occur. Waiting to complete your driveway will allow the ground to sustain it.

## ***BASEMENT AND GARAGE WALLS***

The basement and garage walls are made from poured concrete. The curing period for concrete can be up to one (1) year. During this time, do not be alarmed if you notice any visible signs of settlement, in the form of hairline cracks. Instead, it is suggested you monitor visible cracking and take note if they become larger, as well as the presence of water penetration. If this should happen, please note this on your Customer Service Request Form for review (see appendix).

## ***MASONRY***

The exterior of your new Baywood home may be finished with baked clay brick material. The manufacturer guarantees baked clay brick will:

- Retain its structural integrity;
- Protect the home through Canadian climatic weather conditions; and
- Retain its natural beauty, color, and texture.

All brickwork is sealed with mortar. It is advised you monitor the sealant as mortar joints may form hairline cracks. Although hairline cracks are not a cause for concern, water penetration may result. If persistent, contact Baywood Homes Customer Care for assistance.

### ***Weeping Holes***

All masonry walls contain weeping holes. These are openings located at the bottom of exterior brick, found on top of the foundation wall and under window brick sills. Weeping holes should not be covered over or filled. The holes allow for the passage of condensation or incidental moisture to the outside through the wall face and over the base flashing and the facing of the roof valley.



### **TIP:**

Avoid placing any type of landscaping near the weeping holes. Leave at least six (6) inches of leeway below the foundation wall so the weeping hole is unobstructed.

## ***EXTERIOR SIDING***

The exterior envelope may have a high quality siding made of vinyl. The exterior finish is durable for Canadian climate conditions and has a manufacturer's warranty of 25 years.

Due to the moisture content of the home, the lumber under the vinyl may have visible signs of shrinkage.

Moisture in wood siding contributes to most exterior paint damage. As a result of the lumber shrinking, the vinyl siding will have slight waving that will not affect the structural integrity.

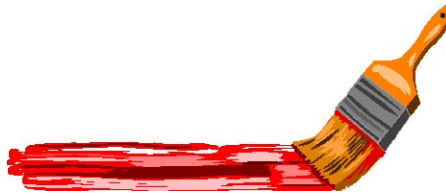


**TIPS:**

- You can clean vinyl siding with a garden hose and mild detergent;
- Keep barbecues away from the vinyl siding material as barbecuing heat can cause damage.

***EXTERIOR PAINTING***

Regular painting of the home's exterior is recommended to maintain its original appearance.



***EXTERIOR TRIM***

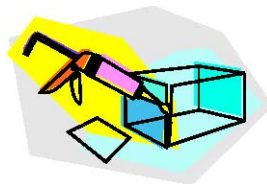
Some homes offered by Baywood Homes have exterior wood trim around doors, windows, and roof lines. These areas are primed and painted. As the painted surface is exposed to exterior weather conditions, homeowners should have a regular maintenance program for these areas.



**TIP:**

It is suggested you re-paint the home's exterior trim on a regular basis to maintain its original appearance. For best results, do not paint in cold or damp weather.

***CAULKING***



Exterior caulking is a sealant to prevent water and air penetration into the interior of the home. This sealant is placed around window openings, piping, and other protrusions found in walls and exterior openings. It is suggested you conduct an annual check of the exterior caulking as it is exposed to weather conditions and deterioration will occur. Deteriorated areas should be re-caulked using quality caulking compounds.



**TIP:**

Before applying caulking, clean the surface of dirt and debris. Use a putty knife to remove the original caulking.

## ***WOOD DECKS AND HAND RAILS***

### ***Wood Decks***

The exterior deck is constructed with pressure treated wood. Sun decks have regular traffic and are exposed to sand, rain, grit, snow, and sunlight. Wood decks should have ongoing care and maintenance to preserve their life.



#### **TIP:**

Treat the wood deck with a special protective coating.

### ***Hand Rails***

Certain homes will require an aluminum handrail on a concrete porch. Exterior railings are factory primed and painted for Canadian climate conditions.

## ***WEATHER-STRIPPING***

All windows and doors come with a rubberized weather-stripping sealer. This sealer prevents air infiltration, dust and water penetration into the home. It is suggested you annually inspect the weather-stripping throughout your home to ensure a proper seal exists.



#### **TIPS:**

- Lubricate all weather stripping with a silicone-based lubricant; and
- Do not paint over weather-stripping.

## ***OUTSIDE HOSE CONNECTION***

If the garden hose connection has a valve inside the home, it must be shut off and drained from the inside before winter begins. To prevent freezing and bursting of the pipes, a garden hose should never be left connected during winter or freezing weather conditions. Ice forming in the hose may damage either the hose or the hose faucet.



#### **TIP:**

To turn-off exterior hose bibs, including the hose bib located in the garage, close the valve found on the inside of the home in proximity to the exterior hose bib connection.

## ***MAIN SHUT-OFF VALVE***

The main shut-off valve for water closure is attached to the water meter, located in the basement in either its utility room or front area. The main shut-off valve controls the water flow from the water main below street level into your home.



### **TIP:**

To stop any major leak, it is suggested you turn off the main valve, located at the water meter.

## ***ROOF***

The roof on your home should provide many years of protection with proper maintenance. Homeowners should handle any storm-related damage immediately, as these occurrences are beyond the warranty coverage of Tarion and Baywood Homes (see appendix).

Check for loose, broken, or missing shingles after heavy windstorms. Maintenance repairs should be made immediately to prevent leakage causing serious damage to the home's interior.

Although care has been taken by the manufacturers, please remember that minor colour variations in shingles cannot always be avoided. This is normal and does not affect the roof's durability. Minor variations in the roof's level may be observed. Puckering roof sheathing or raised shingles can occur between nails during normal expansion.



### **TIP:**

Asphalt shingles are soft on warm days and can be easily damaged by people walking on its surface. Avoid unnecessary traffic on the roof when possible and review your roof for damage after heavy storm conditions.

## ***EAVESTROUGHS AND DOWNSPOUTS***

The eaves troughs are installed along the roofline and downspouts are placed in predetermined locations to direct the water flow to the ground. Should they become clogged with debris or ice, they will not function properly and water damage may result.



### **TIP:**

Keep eaves troughs and downspouts free from obstructions such as debris, leaves, and paper.

## ***ICE DAMAGE ON ROOFS***

Ice damage occurs annually in some parts of Ontario but can happen unexpectedly in others. The formation of ice on the eavestrough of sloping roofs will often cause water to back-up under the shingles and leak inside the home. Snow melting on the roof and freezing at the eavestroughs contributes to ice damage. When temperatures fall rapidly, melted water run-down can freeze at the non-insulated overhangs of the roof and cause additional damage.



### **TIP:**

When ice damage does occur, temporary relief can be obtained by clearing the snow off the roof, particularly at eaves and air vents, by removing ice formations from the eaves and valley ends. Take care not to damage the shingles and air vents in the process.

## ***GARAGE FLOOR***

Generally, it is not possible to prevent concrete garage floors from cracking due to shrinkage. The cracking of the garage floor in the form of hairline cracks is normal and should not be cause for alarm, as it will not affect the structural integrity of the floor. It is advisable to monitor for cracking. If you notice during the warranty period that cracks are becoming larger, please contact Baywood Homes for assistance. Cracks in the garage floor are considered warrantable by Tarion and Baywood Homes only if they are significant and affect the structural integrity.

You should not be alarmed to find white powder appearing on areas of the garage floor. Salts in the concrete mix are carried to the surface when water evaporates during the curing process. The salt deposits do not impair the strength of the concrete, and the powder spots should disappear in time.

**NOTE: TARION DOES NOT WARRANT ROAD SALT DAMAGE TO THE GARAGE FLOOR.**



### **TIP:**

It is suggested you use a concrete sealer on the garage floor. Contact a reputable paint dealer about products suitable for your garage floor. Sealing can be done once the garage floor has cured, preferably in warm weather conditions.

## ***REAR YARD BASIN-DRAINAGE PATTERNS AND GRADING***

If your property has a rear yard catch basin, it is your responsibility to maintain drainage in the spring and fall. It is advised you remove leaves and debris to allow proper flow of water. You should also cut grass and other growth such as weeds which can cover surface drainage swales. Removing these obstructions will allow for water to flow freely into the basin.

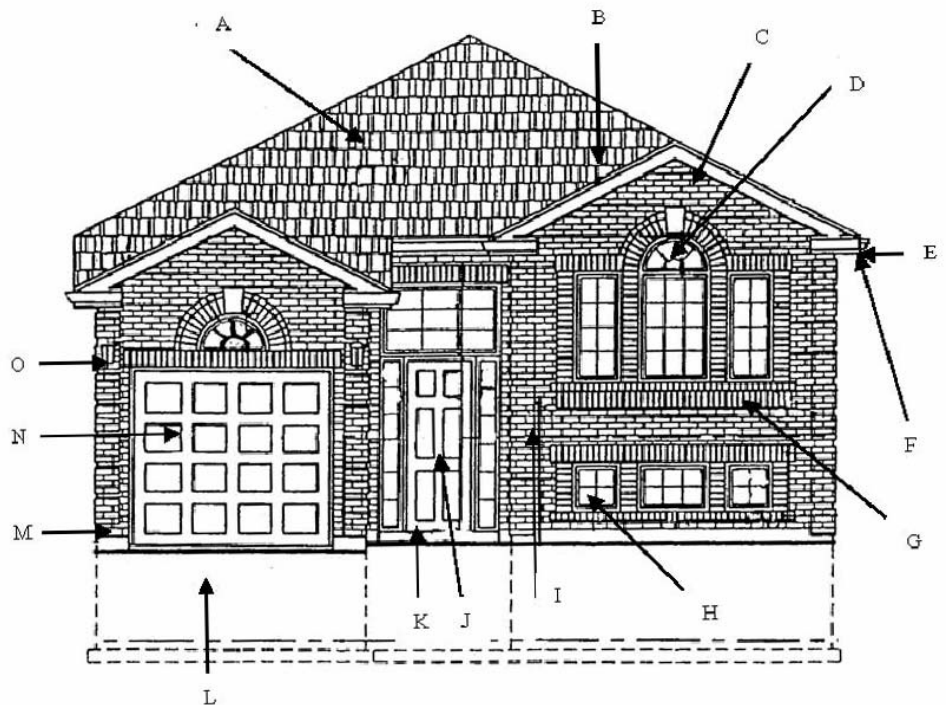
# COMPONENTS OF YOUR NEW HOME: EXTERIOR

(Elevation may not be exactly as shown. Variations apply according to customer design.)

Please refer to this diagram to become more familiar with the exterior components of your new Baywood Home and aid you in proper home maintenance. This will also help you in identifying exterior items in any Customer Service request(s) you may make during the warranty period.

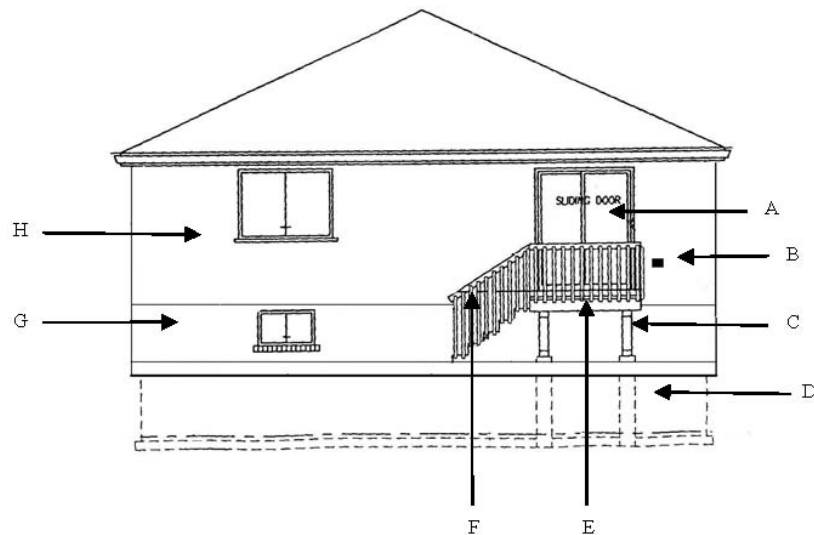
## FRONT OF THE HOME

- A. Roof Shingles
- B. Roof Valley
- C. Fascia
- D. Windows
- E. Eavestrough/Gutters
- F. Soffit
- G. Brick Sill
- H. Basement Windows
- I. Bricks
- J. Concrete Sill
- K. Metal Entry Door
- L. Gravel Driveway
- M. Foundation Wall
- N. Wood Clad Garage Door
- O. Exterior Light Fixtures



## REAR OF THE HOME

- P. Sliding Door
- Q. Ground Fault Circuit Interrupter
- R. Deck Footings
- S. Foundation Wall
- T. Pickets of the Deck
- U. Railing of the Deck
- V. Brick
- W. Factory Finishing Siding



# COMPONENTS OF YOUR HOME: EXTERIOR

(Elevation may not be exactly as shown. Variations apply according to customer's design.)

## SIDE OF THE HOME

- A. Factory Finishing Siding
- B. Profile of the Deck
- C. Foundation Wall
- D. Garage Man Door

