



"Our Reputation is Building"

HELPFUL HINTS AND REMINDERS FOR JMB HOME OWNERS

1. Change air filters every 30 days.
2. Foundation vents are to be opened in the summer and closed in the winter- disconnect hoses from exterior faucets in winter months to prevent frozen pipes.
3. If you have a plumbing, heating or cooling problem, please call Don Wood Plumbing (615) 790-3075 or C & M Heating and Cooling (615) 790-1362 directly to set up a service call. If you have an electrical problem dealing with your fixtures, please fax a warranty form to John Maher Builders at (615) 599-0237. Our office will determine if the issue is an electrical problem or the actual fixture itself. (Check GFIs and all breakers.)
4. All caulking falls under the responsibility of the homeowner. This includes but not limited to interior, exterior and cabinets.
5. Cleaning of gutters falls under homeowner maintenance.
6. Please be patient before repainting or wallpapering. John Maher Builders does not touch up or paint with any paint other than the original paint, nor patch wallpaper.
7. Cracks in concrete- please refer to the homeowner warranty. Hairline cracks are common in all masonry products.
8. Maintenance will start the day you move into your home.
9. Any damage not pointed out during the walk thru process will not be covered at year-end.
10. Storm doors must be pulled shut and latched to avoid wind/water damage and are not covered under builders warranty. (Where applicable.)
11. All outside construction projects (including swing sets) must have Architectural Review Committee approval in writing before work begins. (Read your Covenants and Restrictions.)
12. John Maher Builders will address minor or cosmetic issues once within the one-year warranty per your request. Anything that may interfere with safety or possibly cause more damage must be reported immediately.
13. To successfully complete your one-year warranty work John Maher Builders will need to access your home for up to 5 consecutive days, during normal business hours. This may vary.
14. Read your entire warranty booklet and subdivision Covenants and Restrictions in order to familiarize yourself with our policies and procedures.
15. Morris Property Management can be reached at (615) 833-5117 ext. 23, and can be faxed to at (615) 832-1216. Please contact Morris Property Management for all issues concerning common areas, outside maintenance of the neighborhood and all Architectural Committee Review Approvals.

I have read and acknowledge the above items.

Homeowner

Date

Homeowner

Date

Lot # _____

www.JohnMaherBuilders.com