



Chafin Communities

Home Care Guide

You are all moved into your brand new Chafin home,

Now What?

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COMMUNITIES
More To Come Home to...

Home CARE Guide

BY CHAFIN COMMUNITIES

EXTERIOR *Driveways & Patios*



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Home Care Guide

Driveways & Patios

Concrete driveways are the one area of a home that are often overlooked. They can show the same seasonal wear and tear as a home exterior if not properly maintained. Many folks will discount cracks and breaks in driveways. In all actuality repairs need to be addressed quickly before anything spreads.



Addressing repairs upfront will save homeowners money long term. It will also make your driveway last longer if you maintain it. Good maintenance of your concrete driveway will boost curb appeal.

One way to prevent cracks in your driveway is to follow some common tips for general maintenance.

Watch your tree root growth. Roots can push up on the concrete from underneath creating cracks. It's best to remove roots that creep around your driveway that can cause damage.

Remove any encroaching weeds that pop up within your driveway. Once gone, treat your driveway to remove further weed growth.

When cracks and holes appear, fix them ASAP, don't wait. Brush debris away and use a crack filler and patching compound. After the compound dries, seal it.

Sealing your entire concrete driveway annually will help maintain its surface. It will also prevent water from freezing on it and help in preventing cracks.

Be sure to clean up oils and fluids leaked from your cars and trucks. Remove these stains with a biodegradable cleaner. These fluids can penetrate into concrete and remove the sealant.

The most vulnerable spots on your driveway are the edges. **Be sure that your car or truck is parked away from the edges** to prevent breakage and chipping.

Check for any water build up on your driveway due to rain or other elements. Sweep it away to avoid sitting for a long time and collecting algae. Algae can become slippery and falls can happen. Standing water can also cause cracking.

Wash cement driveways every season. This removes any debris from trees, element residue, and dirt accumulation. Biodegradable cement cleaner can be purchased at any home hardware store.

Don't salt cement in the winter months. Salt and chemical deicers can penetrate the surface and cause cracks. Use sand or kitty litter instead to get traction on the surface if it freezes over.

If you don't know how or want to seal, repair cracks, or clean your cement driveway, hire a professional. Many folks don't have the time and that is understandable. But you should examine your driveway on a regular basis for cracks and holes.

Home CARE Guide

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EXTERIOR *Decking*



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Decking

Decks are one part of your home that need care during every season. Establishing a routine maintenance schedule with your deck will keep it in tip top shape. You will also be on top of needed repairs.

If you purchased a Chafin home on a basement your home should come with a deck, it may be covered or uncovered but pressure treated unpainted decking will be the same. Some home may come with handrails made out of different material that requires different care than the wood, so please see your decorator schedule for details.

Weekly Maintenance

One of the easiest ways to maintain it is to sweep or blow it. This gets all the leaves, sticks, and other debris off of your deck from mother nature. Plant debris can pile up and it's a haven for bugs and moisture that your space does not need.

Monthly Maintenance

Most decks receive a lot of sunlight. Over time, areas of your deck will start to fade because of the sun. Consider moving plants and furniture around to avoid any discoloration with your wood. Plants and dirt retain moisture that can be a sore spot for your wood.

Keep your landscaping around your deck trimmed back. Cut back nearby trees to minimize debris being blown onto your deck. If debris is left on the deck it can leave stains, create mold, and rot the wood.

Your deck takes a pounding from Mother Nature with rain, sun, occasionally, snow and much more. Walking your deck monthly will allow you to catch any repairs that need to be addressed. Fix floorboards that are starting to warp or rot immediately. If you are not a DIY then be sure to call in the professionals for deck repair.

Seasonal Cleaning Maintenance

A deck that is dirty is prone to mold, mildew, and rot. You should wash and clean your deck in the spring and in the fall for proper maintenance. Buy a broom with stiff bristles and a good deck cleaner. Read the labels, some deck cleaners are suited for only wood, composite, or vinyl deck.

Wood decks need a standard wood cleaner. Some require that you spray your deck with water beforehand but others do not. Follow the directions on your bottle for desired results.

In general, some deck cleaners come in a variety of bleach and non bleach formulas. Bleach cleaners will lighten the wood. There are also some eco-friendly cleaners that will not harm your landscaping. Whichever you choose to use, be sure to cover your shrubs with a cloth or plastic tarp.

Many folks use a pressure washer or power washer to remove the cleaner and grim. If you choose this option be sure to use the fan spray nozzle. Other nozzles can tear up the wood and you don't want that. If you are planning on applying a stain to your deck, allow the deck to dry several days after you cleaned it.

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Decking continued...



Seasonal Staining Maintenance

Decks need some type of stain or clear coating to protect the wood. Deck stains/seals can last a while. To test if you need to stain or reseal your deck, pour a cup of water on it. Does it puddle up and roll away or does it seep into the wood? If it seeps in then you need to reseal it. Is the color of your stain fading because of the sunlight? Then it's time to stain it. Staining and resealing is more of a visual cue.

The best season to stain your deck is either in the spring or fall. This is when the temperatures are ideal and it will not be too hot or too cold to be outside and dry up the cleaner.

If your deck is in need of a stain the best time to do it is several days after you've completed your seasonal cleaning. You need to let the wood dry out for several days after cleaning it. This allows the wood to breath and not trap in moisture under the stain and cause rot.

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EXTERIOR *Vinyl Windows*



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Vinyl Windows

Vinyl windows are the easiest windows to take care of and low maintenance. They are weather resistant making them less prone to cracking, chipping or fading. Follow these simple steps and you'll keep those windows looking like new.

Examine Your Windows Every Season

At the start of every season it's good to get into the habit of giving all your windows a once over. Examine them from the inside and outside. Closely examine the frames and glass. Make sure the seals are intact and there is no condensation or fogging forming in the windows. Watch for warping, cracks, or mold.

Test that the windows locks are in working order and that the windows open and close. Windows sit closed a lot so allowing the window to open will help keep the mechanics of the tracks in order. If the tracks get stuck try using a silicone lubricant spray into a cloth and wiping down the tracks.

Wash Frames and Clean Windows Every Spring and Fall

To wash the vinyl frames you will need to use a very mild soap like a baby shampoo. Vacuum out the sills and frames before you start cleaning. This gets rid of any bugs or spider webs that have accumulated over the seasons. DO NOT use any harsh cleaner, abrasives, or bleach as they will turn your frames yellow. Plus they will remove any protective coating and scratch up the surfaces of your windows.

DO NOT let any water run down and accumulate at the bottom as this could future problems. Wipe with a lint free cloth and use a sponge and soft brush to lift any dirt.

Clean The Glass

Use a cleaner that is specifically meant for glass or make your own. You can do this with 1 cup vinegar and 3 cups of water. Use a lint free cloth, soft paper towels, or a rubber squeegee. For a streak free shine use a dry newspaper or a dry erase board eraser to buff things out. DO NOT use harsh chemicals or abrasives on your windows as this can scratch them.

Wash The Screens

This will cut down on any allergens and any added dust from getting into your home. Prop them in the bathtub or take them out into the lawn and spray them with a garden hose. Wash with detergent and water and wait until they are fully dry to reinstall them back onto the windows.

Say No To Pressure Washing

Resist the temptation to pressure wash or power wash your windows. They are far too aggressive of a machine to use at close range and can damage your frames. They can damage your windows, penetrate seals and create leaks.



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EXTERIOR *Gutters*



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Gutters

Gutters are an essential part of your home and it's roofing system. They funnel rainwater away from your roof, home, and foundation. Gutters should be in working order as well as clear of debris. If not, you can have water damage within exterior walls, foundation, and crawl spaces. Those can be costly to repair. Knowing how to maintain your home's gutters is a necessary part of being a homeowner.



An accumulation of debris that is not taken care of can cause your gutters to crack, sag, and detach from the home. Standing water in your gutters increases the chances of rust and corrosion. If you neglect your gutters gravity will make sure that the built up water and debris will reach the ground. Unfortunately it might be a costly mistake to your wallet.

Clean Out Your Gutters

Homeowners should clean out their gutters every spring and fall. If your home has a lot of trees around it, then seasonal cleaning is in order.

When cleaning you want to make sure that there aren't any leaves or sticks that have built up over the seasons. This also ensures that water can run throughout the gutters. So get that ladder out and make sure that you have a second pair of hands helping you out on this project.

Your second set of hands can help with debris collection. They can also help with inspecting, repairing holes, rust, and safety. Fix holes and gaps with a good gutter seal. But if you find any sections that are overly damaged, call a gutter repair company.

Clear Out Your Downspouts

Downspouts can clog and when they do water has nowhere to go but up. It will project over your exterior and into your foundation. Take your garden hose and flush out your downspouts with a pressure nozzle. If you have downspout extenders to make sure they are free flowing as well. If not, make sure that your splash blocks line up and direct water away from your foundation.

Gutter Guards

Gutter guards can make your life very easy because they fit over the top of your gutters. This shield acts as a barrier from leaves and debris to collect within your gutters. Be sure any downspout guards or shields are clean and clear of debris as well.

Foundation Impacts

Properly installed and working gutters will direct rain and other storm elements away from your home. When gutters are blocked water seeps into the foundation. This creates rust, rot, mold, and cracks. Blocked gutters and cause roof leaks to basement floods and no one wants those.

Know When To Call In The Professionals

Gutter cleaning is a dirty job. Depending on the size of your home you could be cleaning and/or repairing items over a timespan of a weekend or two. In the event that you do not want to mess with any of this, then it's time to call in the professionals.

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EXTERIOR *Duffering Stone*



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Duffering Stone

The majority of Chafin homes are built with Duffering Stone. This is a long lasting man-made concrete product that requires little care. Below is directly from the manufacturer's website as of 2021. Please refer to this link for more current information on this product.

LINK:

<https://www.echelonmasonry.com/artisan-masonry-veneers/dufferin-stone>

INSPECTION

The facing shall be free from chips, cracks, crazes or any other imperfection that would detract from the overall appearance of the finished wall when viewed from a distance of 15' at right angles to the wall with normal lighting.

CLEANING

The following considerations should be followed for proper cleaning:

- Do not use high-pressure washers, acid or acid-base cleaners or bleach.
- Use a detergent masonry cleaner without acid, following manufacturer's instructions for dilution ratios and cleaning.
- Start at the top of the wall, applying solution to a wet area using a soft bristle brush.
- Make sure to rinse thoroughly with clean water, removing all solution and residue.
- Replace defective mortar as required to match adjacent work.
- Do not allow excess mortar lumps or smears to harden on the finished surfaces.
- After mortar is thoroughly set and cured, clean masonry as per methods recommended by NCMA. Harsh cleaning methods after walls have been erected may mar the surface of the units.

MAINTENANCE

Full depth Artisan Stone Veneer, when properly installed and cleaned, needs virtually no maintenance other than routine cleaning with standard commercial grade cleaning agents. Graffiti, paint or dye stains may need special cleaning methods and products. Contact manufacturer for specific cleaning recommendations.



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INTERIOR *Legacy Cabinets*



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Cabinets by Legacy

The majority of Chafin homes are built with Legacy Cabinets, which has a low maintenance exterior finish usually in White Or Espresso. Below is the care instructions for these cabinets As of 2021. Please see the link to their website and your Home's closing packet for your home cabinets and company for the most current information.

LINK:

<https://www.legacycabinets.com/advantage/>

<https://www.legacycabinets.com/care-and-cleaning/>



TEMPERATURE CONTROL

Keep cabinets in a temperature-controlled environment with minimal exposure to humidity. Oftentimes, changes to cabinets, including joint expansion, panel shrinkage and warpage, are accelerated in humid environments.

SPILLS

Clean spills quickly with a damp cloth and mild soap. Wipe dry with a clean, soft cloth. We advise against using detergents, soap pads, or steel wool. These can damage your cabinetry. Any type of harsh abrasive will scar the wood's finish.

DUSTING

Dust cabinets often with a soft, lint-free cloth. You can dampen the cloth slightly with water or a spray-type dust remover.

POLISHING

We recommend that you clean and polish cabinets at least once each year. Finish by adding a light coat of quality furniture polish. It's best to avoid the use of polishes or paste wax that contains silicone. These products cause wax build up that is difficult to remove. The resulting residue tends to attract dust.

DON'TS

Detergents, soap pads, or steel wool can damage your cabinetry. Any type of harsh abrasive will scar the wood's finish. It's best to avoid the use of polishes or paste wax that contains silicone. These products cause wax build up that is difficult to remove. The resulting residue tends to attract dust.

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INTERIOR *Kitchen Disposals*



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Kitchen Disposals

Garbage disposals are one of the most sought after kitchen appliances in today's market. They make dealing with dinner plate residue and vegetable trimmings rather easy. But here's the problem, many folks think the sink is the black hole for kitchen scraps. That's not the case. Follow these tips on maintenance to keep your unit running with minimal repairs.

Once A Week Maintenance

Fill your drain with a handful of ice cubes and a cup of rock salt. Run the unit for a minute or two. This will remove any residue lining the inside of your disposal. Next, pour a cup of vinegar into the drain and a half cup of baking soda. Things will get fizzy but this will kill bacteria. Let it set in the disposal hopper with the unit turned off for a few minutes. Run the unit for another minute or two.

Once a Month Maintenance

Fill your drain with a handful of ice cubes. Run the unit for a minute or two. This will help sharpen your blades and clear away waste. Cut up pieces of citrus fruit like lemons, limes, or oranges. Turn on the cold water and run the unit for a minute or two. This will help reduce bad smells as well help with bacterial growth.

The Do's For Your Garbage Disposal

- Do run the garbage disposal every few days with cold water to keep the blades from rusting from lack of use.
- Use all natural cleaners for your system. Try using baking soda, vinegar, lemons, oranges, and limes.
- Break up large objects before grinding them. Give your appliance a helping hand and cut scraps into small pieces.
- Use caution if you accidentally drop something down your disposal. Unplug the unit.
- After each use, pour a small amount of dish soap down your drain with cold running water. Use dishwashing detergents that de-grease your dishes. Grease is the glue that holds bacteria together in pipes.

The Don'ts For Your Garbage Disposal

- Don't put fibrous foods down the drain. Artichokes, asparagus, banana skins, broccoli, and celery are not permitted down the drain. Corn husks, onion skins, potato peelings, and rhubarb are not allowed either. They can twist around the blades of your disposal and halt your motor.
- Eggshells, coffee grounds, noodles, rice, oats, and other starchy foods clog your pipes. These are no good for your system and can gum up the works.
- Bones and seafood shells do not belong in your disposal but in the trash. They can break your appliance.
- Never use your fingers to pull out any clogs. Using pliers or tongs to remove any scraps that are not ground up is a better idea once you unplug the unit.
- Don't use bleach or any commercial drain cleaner to unclog or disinfect your unit. Drain cleaners can damage your appliance. And bleach can harden grease in your drain lines. The liquids can also splash up into your eyes which is never good.
- If your unit becomes clogged don't pour hot water down the drain. Heat melts fats which can make the unclogging process more difficult.
- Avoid any grease, fat, oils, down your drain. Instead throw the greasy stuff out with the trash or in a sealed jar.
- Do not put any objects made of glass, plastic, and metal down the drain.
- Never toss your unused medications down the garbage disposal. Because it can impact the water supply. The FDA recommends putting them into a separate plastic bag and disposing in the trash.

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INTERIOR *Kitchen Backsplashes*



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Kitchen Backsplashes

Each Chafin home has a unique backsplash but they all usually all are glazed tile like subway tile or glass wall tile.

Please see your decorator schedule to find your exact one. This is just general rules to follow:

Glazed Wall tile

Unlike many other surface materials, ceramic tile won't fade or dull from harsher cleaning chemicals and disinfectants, should you need to use them occasionally. The Environmental Protection Agency has a list of registered cleaning disinfectants you can consult. Should you not have any of these registered products, some common household products—including simple soap and water—can also be effective disinfectants. Each cleaning agent may be more or less effective towards a particular virus or bacteria.

Glass wall Tile

For maintenance and cleaning, it is recommended to use a soft, clean cloth with warm water or with a non-abrasive cleaner formulated for use with glass. Do not use any cleaners with abrasive agent as these could scratch the tile surface.

Glass tile should not be installed in floor applications because it can fracture when exposed to extreme weights and is very susceptible to scratching.

