

AMOUR CONSTRUCTION

The Homeowner Guidebook

*A reference for the care of your custom home in Lafayette & the
Acadiana region*

We build homes that last.

(337) 580-5850 · AMOURCONSTRUCTIONLLC.COM

01 · WELCOME

Welcome home.

Thank you for trusting Amour Construction to build your home. We take that responsibility seriously — zero shortcuts, zero surprises.

This guidebook explains our responsibility to you after closing — what your warranty covers, how to request service, and what we will look at during your annual check-ins. Just as importantly, it explains your part: the routine care that keeps a South Louisiana home performing the way it was built to.

Every home here is built slab-on-grade for our climate and our soils. The habits in these pages — watching your drainage, protecting your slab line, managing humidity, preparing for storm season — are the ones that matter most in Acadiana. A little attention on a regular schedule prevents nearly every expensive problem we see.

If you have a question this book does not answer, call us. You will always reach a person who knows your home.

— *The Amour Construction Team*

YOUR HOME RECORD

PROPERTY ADDRESS

CLOSING DATE

YOUR AMOUR SUPERINTENDENT

WARRANTY CONTACT

ELECTRIC PROVIDER & ACCOUNT NO.

GAS / WATER PROVIDER & ACCOUNT NO.

Your paint colors, finishes, and selections are recorded in the **Materials & Selections** document provided with your home — keep it with this book.

02 · CONTENTS

What is in this book

Thirteen short sections. The first five cover your warranty and safety; the rest are the care your home asks of you, season by season.

01 Welcome & Home Record 02
A letter from our team, and a place to record what is yours.

03 Your Warranty 04
What we cover, for how long, and how to request service.

04 Know Your Home 05
Shutoffs, breakers, and what to do in an emergency.

05 Your Slab Foundation 06
Clay soils, moisture, and the slab line.

06 Rain, Gutters & Grading 07
Sixty inches of rain a year — where it must go.

07 Cooling, Heat & Humidity 08
The system that works hardest in Acadiana.

08 Moisture & Mold 09
Control the water and you control the mold.

09 Termites & Pests 10
Formosan termites are serious here. Your defenses.

10 Hurricane Season 11
June through November — before, during, after.

11 Caring for the Exterior 12
Brick, roof, paint, caulk, windows, drives.

12 Caring for the Interior 13
Drywall, doors, floors, counters, plumbing.

13 A Year of Maintenance 14
The Acadiana seasonal calendar, plus your service record.

Keep
this
book.

It travels with the house. Record service visits and appliance serial numbers as you go — a documented home is easier to maintain, warranty, and one day sell.

03 · YOUR WARRANTY

Our commitment, in writing

Your closing documents hold the full warranty text, which meets the Louisiana New Home Warranty Act. This is the plain-language version.

12

MO · WORKMANSHIP

Doors, drywall, trim, and finish work in year one.

2

YRS · SYSTEMS

Plumbing, electrical, and HVAC systems.

5

YRS · STRUCTURAL

The load-bearing structure and engineered slab.

1

CHECK-IN · YEARLY

An annual walk-through of every home we build.

— REQUESTING SERVICE

- Non-emergency requests go in **writing** — one list beats many calls, and it documents your claim.
- Note the room, the item, and when you noticed it. Photos help.
- Keep a copy — we confirm, inspect, and schedule with you.

— WHAT IS AN EMERGENCY

- A gas smell — leave the house first, then call your gas provider, then us.
- A plumbing leak you cannot stop at a shutoff valve.
- Total loss of power, cooling, or water not caused by the utility.
- Call (337) 580-5850, day or night.

— WHAT THE WARRANTY IS NOT

- Routine maintenance — caulk, filters, grout, drainage upkeep — is the homeowner's part; this book teaches it.
- Normal settling: hairline drywall and concrete cracks, doors sticking in humid months.
- Storm, flood, and wind damage — an **insurance** claim; we can help scope repairs.
- Altered drainage or neglected upkeep can void coverage.

— MANUFACTURER WARRANTIES

- Appliances, HVAC, water heater, roofing, and windows carry their makers' warranties.
- Register each after closing; record serials on page 15.
- Appliance trouble in year one? Call us first — we will point you to the right service line.

04 · KNOW YOUR HOME

Shutoffs & emergencies

Your superintendent walks you through each of these at orientation. Find them again today, before you need them.

**WATER — MAIN SHUTOFF**

- Typically at the meter box near the street and at the house valve — often in a front flowerbed.
- Each fixture also has its own stop valve under the sink or behind the toilet. Try the small valve first.

**GAS — METER VALVE**

- Valve in line with the pipe = **on**; turned crosswise = **off**.
- If you smell gas: leave the house, then call your gas provider's emergency line from outside. Do not flip switches on the way out.

**ELECTRICAL PANEL**

- The main breaker kills all power; labeled breakers control each circuit.
- A tripped breaker must go fully **off** before it will switch back on.
- Test every GFCI outlet monthly with its built-in button. Keep refrigerators and freezers off GFCI-protected outlets.

**ALARMS & DETECTORS**

- Test smoke and carbon-monoxide detectors monthly; vacuum them yearly; replace batteries when they chirp.
- Never run a generator, grill, or any engine in the house or garage — carbon monoxide is invisible and fast.

— BEFORE YOU DIG

Call **811** (Louisiana One Call) at least two working days before any digging — fence posts, trees, a shed pad. Utility locates are free; a cut line is not.

EMERGENCIES: 911 · DIG LINE: 811 · AMOUR: (337) 580-5850

Post these inside a cabinet door.

05 · YOUR SLAB FOUNDATION

The ground moves. Your habits steady it.

Your home sits on an engineered slab-on-grade foundation, designed for South Louisiana's clay soils. Clay swells when wet and shrinks in drought — keeping soil moisture consistent is the whole game.

— WATER THE SLAB IN DROUGHT

- In long dry spells, run a soaker hose placed **12–20 inches** from the slab edge — never against it.
- The goal is the equivalent of about an inch of rain a week, from rainfall or watering, year-round.
- Watch for soil shrinking or pulling away from the foundation — that gap is your signal to water.

— KEEP THE SLAB LINE VISIBLE

- Keep about 4–6 inches of exposed slab between the soil or mulch and your brick or siding.
- That strip is your termite inspection line (Section 09) and keeps weep holes clear.
- Never let flowerbed soil, mulch, or hardscape climb over it.

— WHAT IS NORMAL

- Hairline shrinkage cracks in the slab, garage floor, and drives are expected and not structural.
- “Corner pops” — small vertical cracks at exposed corners — are cosmetic. Seal them with concrete caulk.
- Seal exposed cracks promptly so water cannot work under the concrete.

— FLATWORK IS NOT THE FOUNDATION

- Drives, walks, patios, and porches are flatwork — not structural, and not covered by the structural warranty.
- Keep moving vans and concrete trucks off them; residential flatwork is not built for that weight.
- Report movement over one inch, or anything draining *toward* the house, in writing.

THE ONE RULE Water must always drain **away** from the slab, and soil moisture around it should change slowly. Almost every foundation problem we see began as a drainage or watering habit.

06 · RAIN, GUTTERS & GRADING

Sixty inches of rain, every year

Lafayette is one of the rainiest metros in America. Your lot was graded and inspected to move that water away from the house — your job is to keep it that way.

— PROTECT THE GRADE

- The slopes and swales around your home are engineered. Do not fill, dam, or re-route them.
- Landscaping, patios, pools, and borders must preserve the slope away from the house — check before you build.
- Altering established drainage (or neglecting it) can void your warranty and damage the foundation.

— BACKFILL SETTLING

- Soil along the foundation and utility trenches settles in the first years, especially after heavy rain.
- Walk the perimeter after storms; fill low spots with topsoil so water cannot pond against the slab.

— GUTTERS & DOWNSPOUTS

- Clear gutters, downspouts, and collection boxes each spring and fall — and after major storms.
- Splash blocks and downspout extensions stay put; they carry roof water past the slab edge.
- A dripping joint can be sealed with gutter caulk. Brief standing water after a downpour is normal.

— SPRINKLERS & SWALES

- Aim irrigation heads away from walls and windows — constant spray ruins paint, brick, and caulk.
- Swales often cross property lines; keep yours mowed, open, and silt-free.
- Coordinate side-yard watering with your neighbor so shared swales are not soggy.

AFTER A HARD ACADIANA RAIN — A FIVE-MINUTE WALK

- | | |
|--|---|
| ☐ Water moving away from the slab on all four sides | ☐ No ponding within 6 feet of the foundation |
| ☐ Downspouts discharging past their splash blocks | ☐ Gutters not overflowing at mid-span |
| ☐ Swales flowing, not silted or blocked | ☐ No new erosion or exposed slab corners |

07 · COOLING, HEAT & HUMIDITY

The hardest-working system in the house

In Acadiana your air conditioner runs most of the year, and it manages humidity as much as temperature. Small habits here save real money.

— THE 30-DAY FILTER

- Check the filter every 30 days and change it as needed — the single cheapest thing you can do for the system.
- A clogged filter starves airflow, raises bills, and shortens equipment life.
- Buy a case at a time; set a phone reminder or use the thermostat's.

— THE CONDENSATE LINE

- Your A/C pulls gallons of water from Louisiana air every day, out through the condensate line.
- Pour one cup of household bleach down the line's access every **6 months** to keep algae from clogging it and backing up into the house.

— PROFESSIONAL SERVICE

- Have a licensed HVAC technician tune the system twice a year — spring before cooling season, fall before heat.

— SET IT AND LEAVE IT

- A system is designed to hold about **20°F below** the outdoor temperature. On a 98° day, 78° inside is the machine doing its job.
- Setting 60° does not cool faster — it can freeze the coil and stop cooling entirely.
- Move the setting no more than about 5° at a time, and do not shut the system off for vacations — set it back instead.

— HUMIDITY IS COMFORT

- Run bath and vent-hood fans during and after showers and cooking.
- Close blinds on sun-struck west windows; keep doors and windows shut while cooling.
- Condensation on windows means indoor humidity is high — ventilate and let the system run.

RARE FREEZE NIGHTS A few nights a year Acadiana drops below freezing: drip faucets, remove garden hoses from bibs, open cabinet doors under sinks on exterior walls, and keep the garage door closed. Away in winter? Leave heat at 65°.

08 · MOISTURE & MOLD

Control the water, control the mold

Mold spores are everywhere in a Gulf South climate — indoors and out. Of everything mold needs to grow, moisture is the only factor you can control. So that is the work.

— EVERYDAY HABITS

- Fix any leak — plumbing, roof, window — the day you find it. Report warrantable leaks to us immediately.
- Run exhaust fans in baths and the laundry; crack interior doors (closets too) so air circulates.
- Wipe up condensation and dry wet areas promptly; keep drip pans and A/C filters clean.

— WATCH FOR

- Musty odors, discoloring walls or ceilings, or warping wood and paper surfaces.
- Soft spots or bubbling paint near tubs, toilets, and the water heater.
- The earlier you catch moisture, the smaller the repair.

— IF MOLD APPEARS

- First stop the moisture source — cleaning mold without fixing the water only invites it back.
- Hard surfaces: wash with detergent and water, then dry completely.
- Absorbent materials that have molded — carpet, drywall, upholstery — should be replaced, not cleaned.
- For anything beyond a small patch, bring in a remediation professional.

— WHERE THE WARRANTY STANDS

- A construction deficiency that causes water damage in the warranty period: we repair the deficiency and the damage it caused.
- Damage from unreported leaks or deferred maintenance is the homeowner's responsibility — another reason to report fast.

CAULK IS A WEAR ITEM

Caulk around tubs, showers, sinks, and countertops shrinks with time and must be renewed by the homeowner — silicone where water lives, paintable latex elsewhere. Ten dollars of caulk protects thousands of dollars of wall.

09 · TERMITES & PESTS

This is Formosan country

South Louisiana has among the heaviest Formosan subterranean termite pressure in the nation. They are relentless — but a slab home with good habits and a service contract is well defended.

— KEEP A TERMITE CONTRACT

- Maintain a termite protection contract with a licensed pest control operator from day one, with an annual inspection.
- Keep the contract and inspection records with this book — buyers and insurers will ask for them.

— THE INSPECTION LINE

- The 4–6 inches of exposed slab from Section 05 is your termite defense: mud tubes cannot cross it unseen.
- Never bury it under mulch, soil, flowerbeds, or stacked materials.

— DENY THEM WOOD & WATER

- No firewood, lumber, or cardboard stored against the house or on the slab edge.
- Fix drips and keep irrigation off the walls — termites follow moisture.

— KNOW THE SIGNS

- Pencil-wide mud tubes rising on the slab edge or garage walls.
- Swarms of winged termites on warm, humid evenings in late spring — especially around lights.
- Discarded wings on sills, or hollow-sounding wood trim.
- See any of these? Call your pest operator promptly. Do not disturb the evidence.

— OTHER ACADIANA REGULARS

- Fire ants love slab edges and A/C pads — treat mounds early; keep them out of the condenser.
- Wasps nest under eaves and porch ceilings; knock nests down small.
- Keep weep holes clear but unblocked — they ventilate the brick veneer and must stay open.

ANNUAL TERMITE INSPECTION — EVERY SPRING, NO EXCEPTIONS

Record it on page 15.

10 · HURRICANE SEASON

June 1 to November 30

Storms are part of living in Acadiana. A prepared house rides them out better — and a documented house settles insurance claims faster. Storm damage is an insurance matter, not a builder warranty item, so the photos you take in June matter in September.

EVERY JUNE	WHEN A STORM NEARS	AFTER THE STORM
☐ Photograph or video every room, the exterior, and the roof — store it in the cloud ☐ Review your homeowner's & flood policies; note your deductibles ☐ Trim limbs away from the roof and lines ☐ Test generator <i>outdoors</i>; stock fuel safely ☐ Restock water, batteries, tarps, and a first-aid kit	☐ Bring in or tie down patio furniture, trash cans, potted plants ☐ Close and brace the garage door — it is the exterior's weakest point ☐ Charge devices; fill vehicles; know your shutoffs (page 05) ☐ Follow parish evacuation guidance without hesitation	☐ Photograph all damage before temporary repairs ☐ Tarp roof breaches to stop further water; keep receipts ☐ Call your insurer first; call us for repair scoping and rebuilds ☐ Generator stays outside, far from windows — carbon monoxide kills quietly ☐ Hire licensed, local contractors only — storm-chaser crews follow every hurricane

FLOOD INSURANCE

Standard homeowner policies do not cover rising water. In South Louisiana, a separate flood policy is worth pricing even outside mapped flood zones — most Louisiana flood claims come from “low-risk” lots.

11 · CARING FOR THE EXTERIOR

An annual walk-around

Once a year — spring is best — circle the house slowly with this page in hand. Fifteen minutes of looking prevents most exterior repairs.

— BRICK VENEER

- Brick needs almost no care. Hairline mortar cracks are normal settling; repointing is rarely needed for years.
- Keep weep holes along the bottom course open — they drain the wall cavity.
- Spare brick from construction is stored in your garage. Keep it; dye lots change.

— ROOF

- Stay off it — walking loosens shingles. Inspect from the ground with binoculars.
- After any major wind or hail, look for lifted or missing shingles; storm damage goes to insurance promptly.
- If a leak shows, mark the ceiling spot — it makes the dry-weather repair far easier to locate.

— GARAGE DOOR

- Silicone-spray the rollers, hinges, and track every 6 months; snug the hardware.
- Light around the edges is normal. Spring adjustments are a professional's job — they are under high tension.

— PAINT & CAULK

- Gulf sun and rain are hard on finishes: expect to refresh exterior paint roughly every 3–5 years, stained doors yearly.
- Renew exterior caulk at trim joints, penetrations, and thresholds as it shrinks.
- Never let sprinklers hit painted walls or doors.

— WINDOWS & SCREENS

- Keep bottom-channel weep holes free of dirt so storm water can escape outward.
- Sticking sashes want silicone lubricant, never oil.
- Condensation between winter cold snaps and our humidity is a ventilation signal, not a defect.

— DRIVES & WALKS

- Seal surface cracks with gray concrete caulk before water works underneath.
- Sweep rather than hose the garage floor; keep de-icers and harsh chemicals off all flatwork.

12 · CARING FOR THE INTERIOR

Living well with a new house

A new home moves as its lumber dries and the seasons turn. Most of what you will notice in year one is normal — here is what it is, and what to do.

— DRYWALL & SETTLING

- Hairline cracks and nail pops are the frame settling in, not a defect. We address workmanship items in year one.
- Touch-ups: spackle, sand lightly, and paint — your Materials & Selections document records every color used.

— DOORS IN A HUMID CLIMATE

- Doors swell in humid months and shrink back in winter. Before planing, rub paraffin on the sticking edge and tighten hinge screws.
- Squeaks want a touch of silicone on the hinge pin; locks want graphite — never household oil.

— CABINETS & COUNTERS

- Wipe standing water off cabinet faces and counter seams; moisture is the finish's only real enemy.
- Cutting boards always; hot pans never. Reseal natural stone per the sealer maker's schedule.

— FLOORS

- Felt pads under furniture; grit is the great scratcher, so mats at every exterior door.
- Wood floors: sweep or vacuum (no beater bar), never wet-mop.
- Tile: renew grout and tub caulk as it shrinks — it protects the wall beneath.

— PLUMBING

- Disposal: always run **cold** water, 15 seconds after grinding. Grease never goes down any drain.
- Modern low-flow toilets clog easily — flush nothing but paper.
- Clean faucet aerators every few months; run seldom-used faucets weekly.
- Every family member should know the main water shutoff (page 05).

— WATER HEATER

- Tank: drain a few gallons yearly per the manual to clear sediment.
- Tankless: descale when the unit calls for it, or have your plumber do it.

13 · A YEAR OF MAINTENANCE

The Acadiana calendar

Every month: change the HVAC filter, test GFCIs and smoke detectors, and walk the slab line. Then, by season:

Spring

MAR – MAY

- ☐ HVAC tune-up before cooling season
- ☐ Annual termite inspection; watch for swarmers
- ☐ Clean gutters & downspouts; walk the drainage
- ☐ Exterior walk-around: paint, caulk, roof from the ground

Summer

JUN – AUG

- ☐ Hurricane kit & insurance photos every June
- ☐ Bleach the A/C condensate line
- ☐ Soaker hose 12–20" off the slab in drought
- ☐ Lubricate the garage door

Fall

SEP – NOV

- ☐ Heating trial run & fall HVAC service
- ☐ Gutters again after leaf drop & storm season
- ☐ Renew weatherstripping and exterior caulk
- ☐ Drain a few gallons from the water heater

Winter

DEC – FEB

- ☐ Freeze nights: drip faucets, hoses off, cabinets open
- ☐ Bleach the condensate line (second dose)
- ☐ Check indoor humidity; run vent fans
- ☐ Plan spring projects — call 811 before any digging

YOUR ANNUAL CHECK-IN

Amour schedules a walk-through of your home every year. Keep a running list on your phone between visits — no item is too small to ask about.

Service record & appliance log

Write it down here. A documented home is easier to warranty, maintain, and sell.

[illegible]

ITEM	BRAND	MODEL NO.	SERIAL NO.
Range / cooktop			
Oven / microwave			
Dishwasher			
Disposal			
HVAC — condenser			
HVAC — air handler			
Water heater			
Garage door opener			

AMOUR CONSTRUCTION

*Thank you for making an Amour home your own.
We are proud of what we built together — and we
are still here.*

(337) 580-5850

AMOURCONSTRUCTIONLLC.COM

WARRANTY REQUESTS: INFO@AMOURCONSTRUCTIONLLC.COM

LICENSED RESIDENTIAL BUILDER & GENERAL CONTRACTOR

© AMOUR CONSTRUCTION LLC · LAFAYETTE, LOUISIANA