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YARD DRAINAGE AND STUCCO INFORMATION

YARD DRAINAGE

One of the most important things to understand as a new homeowner is the importance of maintaining proper yard grades so that during a rain your yard will drain properly.

The yard is graded with a slope toward the street. Thus, during a heavy rain, the back yard and side yard storm water should drain to the front of the lot and then into the street. This slope should be maintained and should not be blocked. If storm water cannot drain to the street, it will sink into the ground at the perimeter of your home. The excess moisture in the soil can cause permanent damage to your home including wall and concrete cracks, settlement of the slab, and rock wall damage. **If there is evidence that drainage was blocked, then the damage to the home is not covered by the builder's warranty and even the 10-year structural warranty coverage would be in question.**

Improper storm water drainage is a common concern. It is stressed repeatedly in many of the homebuyer's legal documents, including your earnest money contract and your warranty papers. The most common cause of storm water blockage is something done during yard landscaping. It is your responsibility to be sure that the yard will continue to drain after landscaping is complete. If after a rain, there are puddles in the yard that are **not** close to the house, they are of no consequence. Only concentrations of storm water adjacent to the foundation (slab) or the rock walls are potentially damaging.

STUCCO

Stucco is a common exterior finish on El Paso homes. It is a durable masonry product that goes well with the architecture of the Southwest. Stucco will inherently crack. This is true because there are many variables that can cause cracking. The reason for cracks is usually a combination of factors including slight settlement of the home, soils, and variations in the manufacturer's formula. Classic American Homes always tries diligently to minimize the occurrence of stucco cracks. Exterior wall paint covers most of the cracks, but not all of them. Thus, hairline cracks in the stucco are an inseparable characteristic of the product itself.

It is the policy of Classic American Homes that such cracks are considered normal and not part of the items covered by warranty. Classic American Homes will attempt to repair a stucco crack only if the crack occurs during the first year of occupancy and the crack is greater than 1/8" in width. As per the Bonded Builder's Warranty Booklet, Classic American Homes is not responsible for failure to match color or texture of the stucco due to the nature of the material.