



PROMULGATED BY THE TEXAS ASSOCIATION OF BUILDERS (TAB)

NOTICE REGARDING EXPANSIVE SOILS

(For Use With Homes To Be Constructed On The Builder's Property)

CONCERNING THE PROPERTY AT

3953 Wells Drive Kempner, TX 76539

(Street Address and City)

Soils conditions vary greatly throughout all of the different cities, towns, areas and communities located in and around Texas. Some areas, such as that where the subject home is or will be constructed, have expansive soils. Cracks appear in all foundations to a varying degree as a result of the concrete curing process and the movement of the slab caused by seasonal moisture changes in the soil adjacent to the foundation.

It is important for you, as a homeowner, to keep consistent moisture levels around the foundation and the soil beneath it. To do this, industry standards suggest some or all of the following maintenance procedures should be followed:

- Check the ground around the foundation during rains or after watering the yard; no puddles should exist for more than forty-eight (48) hours. Fill in low spots with dirt so that water drains away from your home.
- Keep downspout extensions and splashblocks, if provided, in place. If not provided, install them and be sure that they stay in place.
- Keep your home gutters and downspouts clean and in good repair. Overflows can result in damage to your home.
- Do not change the grade of the soil around your foundation by building planters, raised beds, or other blocking construction which changes the drainage around the house.
- Be certain that all paving or patio slabs abutting your home slope away from the foundation. Check seasonally that they remain that way.
- Be cautious in your planting of trees, shrubs and plants. Trees, in particular, can cause foundation problems if they are too close to the house.
- Do not water your foundation. Water your yard as needed to maintain a proper moisture level in the soil adjacent to the foundation.
- Do not allow water or sewer leaks of any type to continue. Check often for those kinds of problems.
- Maintain adequate drainage around the perimeter of your home at all times.

THE FOREGOING LIST CONSTITUTES NOTHING MORE THAN SUGGESTIONS TO KEEP IN MIND WITH RESPECT TO YOUR NEW HOME, AND IS NOT A WARRANTY, REPRESENTATION, OR ADVICE FROM BUILDER OF ANY KIND WITH RESPECT TO ANY OF THE ABOVE MATTERS. BUILDER RECOMMENDS STRONGLY THAT YOU ENGAGE APPROPRIATE AND COMPETENT PROFESSIONALS TO CONSULT WITH YOU REGARDING ALL OF THE ABOVE MATTERS.

Executed on October 28th, 2019. Builder: Keith Carothers Homes, Inc.

Buyer William Fernand Ayotte By: _____
Printed Name: Nicole Carothers

Buyer Alexandra Kerstin Ayotte Title: Vice President

Initials: Buyer(s) _____ Builder _____

Solo Page

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09/01/2019