AMOUR
— CONSTRUCTION —

AMOUR CONSTRUCTION / ACADIANA, LOUISIANA

At home.
For years to come.

Your homeowner guide



A practical guide to settling in, caring for your home, and knowing when to ask for help.

General home care | Louisiana weather preparation | Private home records

START HERE

Welcome home.

Thank you for choosing Amour Construction. Keep this guide with the manuals, selections, and final documents supplied for your home. Use it to build a practical routine and record the information you may need later.

This is a general care resource, not a warranty agreement. Installed product instructions and home-specific guidance take priority for maintenance methods. Your final warranty documents and applicable law govern coverage, formal notice, and deadlines.

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KNOW WHO TO CALL

Safety & urgent concerns

Keep emergency numbers where everyone in the household can find them. Amour's routine phone and email are not an emergency dispatch service.

Fire, smoke, or a carbon monoxide alarm

Leave the home and call 911 from a safe location. Follow emergency responders' directions about returning. Do not stay inside to investigate an alarm or silence it by removing batteries.

A suspected gas leak

Leave the building and the affected area immediately. Do not operate switches, phones, appliances, garage openers, flames, or vehicles near the suspected leak. From a safe location, call 911 and the gas utility's emergency line. Do not attempt a gas repair or turn service back on yourself. [5]

Water escaping inside the home

If you can safely reach a known water shutoff without entering water or approaching electrical equipment, close the appropriate valve. Call a qualified plumber. Keep away from wet electrical equipment, outlets, and standing water; arrange professional help.

Electrical damage or downed lines

Keep people and pets away. Do not touch damaged equipment or a downed line, even if it appears inactive. Contact the utility and emergency services as appropriate. Do not enter a flooded building to reach a breaker panel. [6]

Once everyone is safe

Document what happened, when it began, and the steps taken. Contact Amour for routine project coordination and your insurer when appropriate. Preserve photos and service records without delaying emergency help.

Record the actual utilities and emergency service providers for your address on the private home record in this guide.

A CONFIDENT START

Your first month at home

Use your orientation to learn how the installed systems work. Ask for a demonstration whenever a control, maintenance task, or access point is unfamiliar.

At handover

Locate the main water valve, electrical panel, HVAC filters, water heater, and any gas shutoff with your builder or qualified installer. Record their locations. Review equipment access and the circuit directory; never assume the layout matches another home.

Organize the home file

Save the final walkthrough list, warranty documents, appliance and equipment manuals, finish selections, and any plans or permit documents supplied. Track outstanding walkthrough items separately from newly discovered concerns.

During the first week

Confirm utility accounts and service numbers. Review alarm instructions and household escape routes. Save equipment model and serial numbers and complete applicable manufacturer registrations. Keep access codes and passwords in a separate secure record.

During the first month

Build your maintenance reminders around the actual manuals. Inspect accessible areas for leaks, moisture, unusual sounds, loose fittings, or equipment alerts. Report concerns with photographs and the date first noticed rather than waiting for a scheduled check.

Before an extended absence

Arrange for someone to check the home, alerts, and weather conditions. Ask the relevant installer about water, HVAC, irrigation, and freeze precautions for your particular systems. Maintain suitable indoor conditions; do not assume shutting everything down is appropriate.

The blank records at the back are for your private copy. Do not place completed records, security codes, or personal information on the public website.

SMALL CHECKS, USEFUL HABITS

Your home-care calendar

These are planning prompts. The installed product manuals, site conditions, and instructions from qualified service providers determine the correct methods and intervals.

As you use the home

Wipe up spills and visible water. Watch for leaks under sinks and around appliances. Keep air paths, drains, and exits clear. Clean the dryer lint filter before and after each use. [4]

Monthly reminders

Test smoke and carbon monoxide alarms using their instructions. Review the HVAC filter and follow its replacement schedule. Look for new moisture, damaged sealants, and unusual system operation. Review garage-door safety testing in the opener manual. [2, 3, 9]

At the change of seasons

Review visible exterior seals, accessible drains, window tracks, and drainage paths. Adjust landscape irrigation to current weather. Prepare for storms, heat, or freezing conditions before the forecast becomes urgent.

Professional care

Plan heating and cooling maintenance before peak use. Have qualified providers evaluate roofing, fireplace equipment, garage doors, pest protection, and other systems at their recommended intervals. Technical service needs vary by installed equipment. [2]

After severe weather or a leak

Once conditions are safe, inspect from the ground for damage and water entry. Photograph concerns, contact appropriate providers, and retain records. Do not climb on the roof or enter unsafe spaces to complete this checklist. [6]

Record completion dates and receipts in the maintenance log. A reminder date does not determine warranty coverage.

COMFORT IN A LOUISIANA CLIMATE

Humidity, HVAC & ventilation

Moisture management deserves regular attention in a warm, humid climate. Watch the home as well as the thermostat.

Track indoor moisture

A small humidity meter can help identify a change in conditions. EPA advises keeping relative humidity below 60 percent, ideally 30 to 50 percent where possible. Persistent condensation or musty odors deserve investigation rather than cosmetic covering. [1]

Use ventilation as intended

Use bathroom exhaust and kitchen ventilation according to the installed equipment instructions. Keep grilles and air returns clear of furnishings. Do not block outdoor exhaust or combustion-air openings.

Match the filter to the system

Record filter size, type, and location. Check the filter regularly and replace or clean it at the interval specified for the system and your use. Ask the HVAC provider before changing filtration type or making airflow modifications. [2]

Arrange technical maintenance

Use a qualified HVAC provider for electrical, refrigerant, combustion, and internal equipment work. Include condensate drainage in professional maintenance. Water around an air handler, a leaking drain, or repeated shutdowns should be reported promptly. [2]

Respond to water damage

Address the source of a leak and begin safe drying promptly; EPA identifies 24 to 48 hours as an important drying window. Large losses, sewage, hidden moisture, or suspected HVAC contamination call for qualified help. Do not run a system suspected of mold contamination until professionally evaluated. [1]

Avoid a universal thermostat setting or chemical drain treatment. Your equipment instructions and a qualified provider should guide those decisions.

NOTICE WATER WHERE IT DOES NOT BELONG

Plumbing & water heating

Know where the water shutoffs are before a leak occurs. Have a qualified person identify and demonstrate them during orientation.

Accessible leak checks

Look around supply connections, beneath sinks, at toilets, and beside water-using appliances for dampness, staining, or unexplained water. Report recurring drips, changing pressure, or a drain backup with the affected locations and timing.

Drains and fixtures

Follow the disposal and fixture manuals. Keep grease, wipes, and foreign objects out of drains. Use only cleaners approved for the particular finish. If drainage is slow or an odor persists, contact a plumber rather than combining chemical products or dismantling concealed piping.

Water heater care

Keep access and required clearances available. Save the model-specific instructions for operating settings, maintenance, and service. Use a qualified provider for draining, descaling, anode service, gas work, electrical work, and unfamiliar procedures.

A discharge or equipment warning

Report water at a relief discharge, unexpected equipment alerts, or leakage around the unit. Do not cap or obstruct a relief outlet, change safety controls, or restart equipment that has been flooded. Let a qualified provider determine the safe next step.

Outdoor water and cold weather

Review exterior faucets, irrigation, and exposed piping before a freeze. Follow the actual equipment and local utility guidance. The storm and freeze section provides preparation prompts, not a guarantee against frozen piping.

Never step into water to operate a valve, electrical panel, or appliance. Safety comes before limiting property damage.

KNOW THE CONTROLS; RESPECT THE SYSTEM

Electrical, alarms & home technology

Keep the panel directory, alarm manuals, and equipment instructions with your home file. Electrical diagnosis and modifications belong with qualified professionals.

Panels and protective devices

Keep access to the electrical panel clear. Learn the operating instructions for the installed breakers, GFCI receptacles, and any AFCI protection. Follow the manufacturer's test procedure and interval. Do not remove covers or bypass protective devices.

Repeated trips or damage

Stop using a device or circuit with repeated trips, heat, discoloration, sparking, or burning odors. Arrange qualified evaluation. Do not repeatedly reset protection to keep a faulty appliance running. Use emergency services when there is an immediate hazard.

Smoke and carbon monoxide alarms

Test alarms monthly as directed by their manufacturer. Follow the instructions for cleaning, batteries, replacement dates, and end-of-life signals. A sealed battery or hardwired connection does not eliminate testing. Keep alarms in service and never remove batteries to address nuisance alarms. [3]

Smart locks and connected devices

Save the model information and operating manuals. Transfer applicable owner accounts, review access permissions, and maintain batteries and software as directed. Keep a safe backup entry method appropriate to the lock. Store credentials privately.

Generators and additions

Use a licensed electrician for generator connections, transfer equipment, new circuits, charging equipment, and similar changes. Do not plug a generator into a household wall outlet. Review the storm section and generator instructions before use. [10]

An internet connection or mobile notification is a convenience, not a replacement for functioning safety equipment and a household emergency plan.

CARE FOR THE SPACES YOU USE MOST

Kitchen, appliances & laundry

Record the actual materials and appliance models in your home. Care products that suit one surface may damage another.

Countertops and backsplashes

Use cutting boards, trivets, and surface protection appropriate to the material. Remove spills with the approved method. Verify whether your particular stone, quartz, solid surface, or grout requires a sealer; there is no single sealing schedule for every countertop.

Cabinets and millwork

Use the cabinet maker’s cleaning guidance and dry splashes at sinks and dishwashers. Avoid prolonged steam against doors and panels. Have loose hardware, rubbing doors, or damaged finishes assessed before making unfamiliar adjustments.

Cooking, refrigeration, and dishwashing

Keep appliance manuals and installation clearances available. Clean filters, gaskets, and accessible surfaces using the specified products and intervals. Record error messages before seeking service. Use the manufacturer’s service channel when required by its warranty documents.

Laundry connections

Check accessible washer hoses and connections for leakage or damage. Leave space for connections without crushing them when appliances are moved. Have qualified installers handle reconnection and unfamiliar equipment.

Dryer lint and exhaust

Clean the lint filter before and after each cycle and use the dryer with its filter installed. Look for a crushed or restricted vent and an outdoor flap that does not open during operation. Arrange professional vent service when needed; longer drying or unusual heat deserves attention. [4]

Appliance warranties, installation obligations, and builder warranties are separate documents. Keep them together without assuming their terms are identical.

KEEP WET AREAS WORKING AS INTENDED

Bathrooms, tile & sealants

Regular observation helps identify a small change before concealed water damage develops. Use the approved products for each installed finish.

After everyday use

Use the installed ventilation as directed. Remove standing water and dry splashes where practical. Watch for moisture outside the intended wet area, including adjacent baseboards, walls, and ceilings below.

Grout and flexible joints

Inspect visible joints at tubs, showers, sinks, and backsplashes for gaps, lifting, or deterioration. The correct replacement material depends on the location and assembly. Ask the installer before substituting grout for a flexible sealant or sealing an unfamiliar opening.

Cleaning the surface

Check whether the tile is ceramic, porcelain, natural stone, or another material. Use a suitable cleaner and test it where the manufacturer recommends. Avoid abrasive pads and strong or acidic chemicals unless specifically approved for the finish.

Glass, tubs, and fixtures

Use the enclosure and fixture manuals for cleaning and hardware care. Do not hang loads on shower hardware or make adjustments to heavy glass panels yourself. Report loose glass fittings, persistent leaks, or damaged surfaces.

When a concern repeats

A stain or musty odor that returns, loose tile, persistent water outside a shower, or new damage on the ceiling below needs evaluation. Do not cover the symptom with paint or additional sealant before the water source is understood.

Routine cleaning and visible sealant care do not replace evaluation of a suspected leak or waterproofing concern.

PRESERVE THE FINISH YOU SELECTED

Floors & interior finishes

Keep a record of the flooring product, finish, color, and approved cleaning instructions. An installer or manufacturer can help identify an unfamiliar surface.

Wood, engineered wood, and resilient floors

Follow the product's moisture, cleaning, and furniture-protection requirements. Clean grit with a suitable tool and address spills promptly. Do not use steam, flooding, waxes, or aggressive cleaners unless the installed product specifically allows them.

Tile and stone floors

Remove loose dirt before using the approved cleaner. Learn which grout and stone care products are appropriate. Protect surfaces when moving appliances or heavy furnishings, and report loose tiles or recurring cracks for evaluation.

Carpet

Follow the carpet maker's vacuuming and professional cleaning guidance. Address spills promptly using its spot-cleaning method. Record the product information so a cleaner can choose a compatible treatment.

Furniture and rugs

Use manufacturer-approved pads and rug backings. Lift heavy items with suitable help instead of dragging them. Check chairs, rolling equipment, and entry mats for grit or materials that could mark the finish.

Changes worth recording

Photograph lifting edges, new gaps, soft areas, moisture staining, or repeated movement. Record when the change appeared and whether a leak or other event preceded it. Seek evaluation rather than assuming every change is cosmetic.

The presence of a material in a portfolio photograph does not establish the flooring or finish installed in your own home.

LIGHT, MOVEMENT, AND THE FINISHING DETAILS

Doors, windows, walls & paint

Keep operation smooth and drainage openings clear. Record finish references so later touch-ups can be evaluated against the original selection.

Doors, locks, and hardware

Use the maker's guidance for cleaning, lubrication, and adjustment. Report a door that will not secure, rubbing that worsens, loose hinges, or damaged weatherstripping. Do not force a lock or plane a door before the cause is understood.

Windows and patio doors

Clean accessible tracks and keep designated weep or drainage paths open. Use the window manufacturer's care instructions for glass, frames, screens, and seals. Do not caulk over drainage openings. Arrange qualified help for inaccessible exterior work.

Condensation and water entry

Record where and when moisture appears, including weather and indoor conditions if known. Water between glass panes, recurring wet trim, or moisture during rain deserves assessment. A photograph should show the surrounding area as well as the close-up.

Paint, drywall, and trim

Record the paint brand, color, product, and sheen. Clean gently using the coating maker's guidance. Test touch-ups in a small area; aging, lighting, and application can affect appearance. Do not paint over damp surfaces or an unexplained stain.

Movement and cracking

Track the location and date of new cracks, gaps, or operational changes. Ask for evaluation of widening, recurring, or multiple related changes. This guide sets no crack tolerance and does not determine whether a condition is covered by warranty.

Use safe ground-level observation. Glass replacement, elevated access, and unfamiliar hardware work require appropriate professionals.

FOLLOW THE PATH OF RAIN

Roofing, masonry & the exterior

Look at the exterior periodically and after significant weather, when conditions are safe. Use ground-level observations to decide when qualified inspection is needed.

Roof and flashing

From the ground, look for displaced materials, debris, damaged flashing, or new stains indoors. Have a qualified roofer inspect leaks, roof penetrations, and inaccessible details. Do not climb onto the roof or apply a coating or pressure wash without product-specific advice.

Gutters and downspouts

If installed, keep the drainage system maintained and its outlets open. Arrange safe cleaning and repair. Check that roof water is carried along the intended route without eroding soil or collecting against the home.

Brick, siding, and trim

Observe open joints, loose pieces, failed coatings, and moisture staining. Keep intended drainage openings unobstructed. Use cleaning methods approved for the exact masonry, siding, coating, and sealant; aggressive pressure can damage assemblies.

Exterior seals and openings

Review visible sealants and weatherstripping for deterioration. A window, door, wall penetration, or vent may need a particular sealant and drainage detail. Have the appropriate provider assess unfamiliar repairs rather than sealing every visible opening.

Alterations and attachments

Before adding cameras, awnings, outdoor equipment, solar panels, or other attachments, discuss fasteners, water management, required approvals, and product warranty effects with qualified providers. Preserve a record of the work.

A stain inside the home may have a remote source. Photograph it and arrange evaluation before covering it with a cosmetic repair.

CARE FOR THE LAND AROUND YOUR HOME

Drainage, foundations & landscaping

Your site has its own grading, soil, utilities, and drainage conditions. Keep the home-specific information supplied at handover.

Preserve the drainage routes

Observe water flow during rain from a safe place. Keep accessible swales, inlets, and outlets clear. Report persistent ponding near the home, erosion, or a new change in runoff. Do not redirect water toward a neighbor or public property.

Before changing the yard

Have proposed planting beds, fill, paving, fences, pools, drains, or retaining walls evaluated for effects on drainage and the home. Check subdivision restrictions and local approvals as applicable. Amour's homesites within a subdivision do not imply that Amour manages that subdivision.

Foundation observations

Record new or changing cracks and associated symptoms such as doors binding or floor changes. A qualified professional should assess the cause. Use site-specific engineering guidance; this guide does not prescribe foundation watering or a universal repair tolerance.

Landscaping and irrigation

Keep soil and mulch from covering intended wall drainage openings. Direct irrigation toward planting areas, not the building. Use the system instructions and local conditions to plan watering and winterization. Keep equipment access and ventilation clear.

Pests and underground utilities

Retain any termite treatment records and review the actual renewal or inspection terms with the pest provider. Before digging, contact Louisiana 811 and follow its current locate process. Ask about private lines that may require a separate locator. [8]

Keep records of landscape and drainage changes. An attractive yard should also preserve the home's intended water-management paths.

GIVE EQUIPMENT ITS SPACE

Garage, attic & fireplace care

Use only the systems actually installed in your home. Ask the installer to explain equipment access, safe operating limits, and maintenance responsibilities.

Garage doors

Review the opener manual's safety testing and maintenance procedures, including the reversing system. Keep children away from moving doors and controls. Stop using a door that fails a safety test, operates unevenly, or has damaged hardware, and call a qualified door technician. [9]

Springs, cables, and adjustments

Do not adjust garage-door springs, cables, counterweights, or unfamiliar opener settings yourself. Keep the travel path and safety sensors clear. Have the release mechanism demonstrated and follow the manual before using it.

Attic access

Use only the access method and walking surfaces identified for the home. An attic opening does not establish that the area is designed for storage. Do not step on ceiling material or conceal equipment, vents, insulation, or access with stored items.

Fireplace or gas equipment

If installed, use only the approved fuel, operating sequence, clearances, and barriers in the appliance manual. Arrange qualified inspection and cleaning at the recommended intervals. Never operate damaged or flooded equipment or bypass a safety device.

Outdoor cooking and equipment

Follow the installed appliance and ventilation instructions for fuel, clearances, weather protection, and service. Have gas, electrical, or vent changes handled by appropriate qualified providers. Do not use outdoor cooking equipment to heat the home.

Do not enter an attic, operate a release, or move heavy equipment when the conditions or instructions are uncertain. Ask for qualified assistance.

PREPARE BEFORE THE FORECAST BECOMES URGENT

Storm & freeze preparation

Follow local officials, your utilities, and the National Weather Service. Make a plan for the household, pets, medications, communications, and evacuation needs.

Before heavy rain or a storm

From safe locations, review accessible drainage routes and arrange needed maintenance. Secure loose outdoor items according to their instructions. Back up essential documents, charge devices, and know where your emergency contacts and home records are stored.

Portable generator safety

Operate portable generators only outdoors, more than 20 feet from the home, doors, and windows, with exhaust directed away from openings. Never use one in a garage or enclosed area, even with doors open. Follow the generator instructions and use qualified electrical connections. [6]

After the storm

Return only when authorities say it is safe. Stay clear of floodwater, downed lines, damaged structures, and unstable debris. Do not energize flooded equipment yourself. Photograph damage when safe and coordinate with qualified providers and your insurer. [6]

Before freezing conditions

Review exposed pipes and outdoor faucets with your plumber’s guidance. LSU AgCenter recommends protecting outdoor faucets and warns against using an oven or gas stove for heat. Follow current utility advice about any faucet trickle and water conservation; do not assume moving water cannot freeze. [7]

If a pipe or appliance may be frozen

Do not use a flame to thaw piping or operate equipment that may be damaged. If a leak occurs, use a safely accessible, known shutoff and contact a qualified plumber. Arrange appropriate winterization before extended absences.

Preparedness reduces avoidable problems but does not guarantee protection from weather damage or establish insurance or warranty coverage.

HELP US UNDERSTAND THE CONCERN

Requesting homeowner service

For routine Amour homeowner service, email info@amourconstructionllc.com or call (337) 580-5850. Address immediate hazards through emergency services or the appropriate utility first.

Include the essentials

Provide your name, property address, phone and email, the exact location of the concern, when you first noticed it, and whether it is changing. Describe the issue in your own words and include any equipment model or error message.

Make photographs useful

Include one photo that shows the surrounding room or area and another that shows the detail. Add a short video if it helps explain a sound, leak, or operating problem. Do not put yourself at risk or dismantle equipment to collect evidence.

Keep a clear record

Save the message, photographs, any response, service reports, and related receipts. Document immediate steps taken to protect people and property. For a scheduled visit, discuss access, pets, and any practical restrictions directly with the provider.

Using the website

The Amour contact form prepares an email in your email application. Review it, add photographs in your email app if needed, and press Send there. Preparing the message alone does not deliver a service request.

Care guidance and warranty documents

This general guide is not a warranty agreement or a coverage decision. Use your final warranty documents and applicable law for coverage, formal notice, and deadlines. Routine calls, email, or an online inquiry should not be treated as substitutes for required formal notice.

Submitting a request does not promise a coverage outcome, service appointment, or response time. Amour will discuss the particular concern and next steps with you.

COMPLETE IN YOUR PRIVATE COPY

Your home & service record

Record the actual locations and providers during orientation. Keep this completed page private. Store passwords, alarm codes, and sensitive account numbers separately.

PROPERTY ADDRESS / SUBDIVISION / LOT

HANDOVER DATE / AMOUR PROJECT REFERENCE

MAIN WATER SHUTOFF LOCATION

ELECTRICAL PANEL / GAS SHUTOFF LOCATION, IF APPLICABLE

Service	Provider / phone / reference
Emergency services	911
Amour routine service	(337) 580-5850 | info@amourconstructionllc.com
Electric utility / emergency line	
Water / sewer provider	
Gas utility / emergency line, if applicable	
HVAC / plumbing / electrical service contacts	
Insurer / pest provider	

Use the emergency provider appropriate to the situation. Amour routine contact does not replace emergency dispatch, utility response, or required formal warranty notice.

KNOW THE PRODUCTS IN YOUR HOME

Equipment & finish register

Enter the model, serial number, product reference, and manual or service contact. Use additional copies for more items. Keep receipts and registrations with the corresponding record.

System / product	Model / serial / finish reference	Manual / provider
HVAC / filter size and type		
Water heater		
Range / oven / hood		
Refrigerator / dishwasher		
Washer / dryer		
Alarms / garage opener		
Flooring / tile / grout		
Countertops / cabinetry		
Paint: brand, color, product, sheen		
Windows / doors / hardware		
Roof / siding / sealants		

Only list items actually installed. Registering a product does not establish all warranty terms; keep the applicable written coverage and any transfer requirements.

KEEP THE HISTORY WITH THE HOME

Maintenance & service log

Use this log for routine care, inspections, reported concerns, and completed service. Save photos, reports, invoices, and communications with the relevant entry. Copy this page as needed.

Date	Area / observation / action	Provider / document / follow-up

Log entries document events; they do not determine warranty coverage or extend a legal deadline. Preserve required formal notices separately.

KEEP THE RIGHT INSTRUCTIONS CLOSE

Resources & using this guide

The numbered references below support the safety and maintenance topics in this guide. Consult current official information and the installed equipment manuals when planning a task.

[1] **EPA** - Moisture and mold prevention

[2] **ENERGY STAR** - Heating and cooling maintenance

[3] **CPSC** - Smoke and carbon monoxide alarms

[4] **U.S. Fire Administration** - Clothes dryer fire safety

[5] **PHMSA** - Responding to a suspected gas leak

[6] **NOAA** - Safety after storms and portable generators

[7] **LSU AgCenter** - Cold-weather protection

[8] **Louisiana 811** - Locate requests before digging

[9] **CPSC** - Automatic garage door safety

[10] **CPSC** - Portable generator hazards

Use the instructions for your home

Keep your installed product manuals, home-specific instructions, and qualified service recommendations with this guide. Confirm that a task applies to your system before you begin. If instructions are unclear or conflict, ask the manufacturer or appropriate qualified provider to explain the correct procedure.

Apply only the sections relevant to your home. Pictures show the completed 221 Gunter Grass residence; they do not identify the products or included features in another home. This guide provides no new warranty, coverage decision, or release of legal rights.

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