

Maintenance Manual



CresleighHomes

TABLE OF CONTENTS

INTRODUCTION	1
HEATING & AIR CONDITIONING	2
Air-Conditioning.....	2
HVAC Maintenance Checklist	3
Registers.....	4
Balancing The System.....	4
Filters	5
Insulation.....	5
Thermostat	5
Vents	5
Annual Inspection	6
PLUMBING	
Water Supply Shut-off's	7
Drains.....	7
Toilets	8
Sink	9
Garbage Disposal	9
Faucets	9
Intake Valves.....	10
Water Heater	10
ELECTRICAL SYSTEM	
Circuit Breakers	13
GFI	13
Safety Tips	13
Door Bell.....	14
EXTERIOR APPLICATIONS	
Exterior Wood Members.....	15
Grading and Drainage	16
Irrigation and Landscaping.....	17
Alterations to Landscaping	17
Landscape Maintenance Checklist.....	19
Raking.....	20
Oak Tree Preservation	20
Concrete Flatwork.....	20
Concrete Roof Tile.....	22
Roof Care Checklist.....	22
Rain Gutters & Downspouts	23
Siding / Exterior Finish.....	23

Stucco.....	24
Exterior Painting	25
Exterior Caulking.....	25
Exterior Decking.....	25
Fencing and Gates.....	26
Steel Fences	27
Retaining Walls.....	27

WINDOWS AND DOORS

Exterior Doors.....	28
Windows and Sliding Glass Doors	28
Condensation on Windows	29
Sun Exposure	29
Window Sills.....	29
Topography & Orientation.....	29
Storm Doors	29
Wood Doors	29
Other Sliding Doors	30
Pocket Doors.....	30
Trim and Moldings	30

GARAGE DOOR & OPENER

Garage Door.....	31
Garage Door Opener	31

FOUNDATION & BUILDING STRUCTURE

Attic Storage	32
Wood Subfloors	32
Post Tension Slabs	32

CABINETS..... 33

FIREPLACE..... 34

BATH, COUNTER, TILE & STONE SURFACES

General Note	35
Ceramic Tile.....	35
Cultured Marble	36
Corian.....	36
Preventing Heat and Other Damage to Corian.....	36
Granite or Marble.....	36
Fiberglass and Acrylics	37
Shower Enclosure Checklist	37

INTERIOR WALLS & CEILINGS

Minor Repairs	39
Interior Paint Touch Up	39
Ghosting or Shadowing.....	39

FLOORING

Moisture and Flooring Selections	40
Carpet.....	40
Vinyl.....	41
Hardwood Floor	42
Laminate Floor.....	43
Ceramic/Stone Tile	(See Bath, Counter, Tile & Stone Surfaces)

SMOKE DETECTORS	44
------------------------------	----

APPLIANCES

Warranty Service.....	45
Safety Warnings	45
Dishwasher.....	45
Self-Cleaning Electric Range.....	46
Surface Cooking Unit	47
Oven.....	47
Self-Cleaning Oven.....	47
Self-Cleaning Gas Range	48
Microwave Oven.....	48
Range Hood	49

MISCELLANEOUS

Open Space	50
Insects And Animals	50
Wood Wasps (Beetles).....	50
Noise Transmission.....	50
Orientation Inspection.....	50
Changes in Design & Specifications.....	51

MOLD PREVENTION	52
------------------------------	----

MAINTENANCE OF A BASEMENT HOME	53
---	----

GENERAL SAFETY TIPS	55
----------------------------------	----

ENERGY SAVING TIPS	56
---------------------------------	----

MAINTENANCE MANUAL

INTRODUCTION

If you had an opportunity to evaluate homes built by other builders, you will appreciate the quality built into each Cresleigh home. However, as well built as a Cresleigh home is, please keep in mind two important facts: (1) a home is a hand-made product, and (2) it is primarily built with natural materials, such as wood, which may be exposed to varying weather conditions during construction. A house therefore cannot be compared with manufactured products produced in a controlled environment by machines using processed materials, (for example, an automobile). Wood for instance, will respond to changes in moisture conditions and temperature variations, and it will cause some movement in certain parts of your house such as walls, ceilings and kitchen counters. As a result, cracks may develop at the grout lines on the counter tops, and cracks may develop on the walls and ceilings. This is to be expected during the early days of a newly built house, and should not be a concern to the homeowner. Like breaking in your new car or new shoes, your new home will also settle as you settle into your new residence. Some first time home buyers may not be prepared for the additional maintenance responsibilities required in caring for a new home, but with proper knowledge, these additional chores are relatively simple. We would particularly like to draw your attention to the information in this manual, which every homeowner should be aware of, particularly in a new home subdivision.

HEATING AND AIR CONDITIONING

While Cresleigh will make every effort to have your heating and cooling system started up and tested for proper operation prior to move-in, certain components may not be started or tested depending on the season your home is completed. For example, during the winter months, while the heater may already be running and tested at the time of taking occupancy, the air conditioning probably has not been started. It is difficult in cold weather to ensure that an air conditioning condenser has a full charge of coolant. Likewise, in the summer months, your heating system may not receive a "start-up" procedure, which flushes air pockets out of the gas supply line, and burns off any "packing oils from the internal combustion components". A qualified technician from your heating and cooling company should conduct the first time start up and test the use of these components.

It is strongly advised that prior to the summer or winter months and any anticipated temperature extremes, you check to ensure that the heating and cooling system has been started up properly. Waiting until temperatures are at their worst to check your heating and cooling will result in delays in receiving service due to an increase in the number of service calls your HVAC company will receive from other homeowners.

As a standard feature, Cresleigh has equipped all two-story homes with a 2-zone thermal equalizer that will minimize the temperature variations between the upstairs and downstairs of your home. However, temperature variations will still exist from room to room, depending on sun exposure, a room's distance from the forced air unit, and other factors. Some adjusting of registers may be necessary to properly balance the supply of conditioned air to various rooms in your home.

Since over-sized heating and cooling equipment waste energy, both the State and utility agencies design guidelines strongly discourage over-sizing equipment. As a result, on certain days of extreme weather, the equipment may not produce the desired performance level. However, this trade-off offers higher year round energy efficiency and savings.

The capacity of your heating and air conditioning system has been proportionally sized to your home to provide a comfortable temperature setting. Read your manuals and learn as much as you can on how to operate the system.

Your heating and air conditioning system is not a household appliance. It is a complex, self-contained system that requires professional maintenance. Other than performing the simple maintenance recommended in your manual, you should not attempt to make any adjustments to your system.

AIR CONDITIONER:

Air conditioners are not "cold air makers". They are simply heat removal systems. They are designed to keep you comfortable under normal summer weather conditions. Normal is less than 95 degrees and 30-40% humidity. However, when it is above 100 degrees and/or above 40% humidity, your air conditioner must work twice as hard to remove the humidity before it starts the cooling process.

Efficient operation of your air conditioner depends on the free flow of air over the coil.

Anything that blocks the air flow causes the compressor to work harder to move the warm air out of your home. To avoid overworking your unit, do not plant flowers or shrubbery right next to your outdoor compressor unit. Also make sure that nothing is stacked against the sides of the unit or draped over it.

In order to avoid freeze up of the system, Owner should avoid keeping the thermostat set too low. Owner should consult the manufacturer's warranty manual for direction. Once the system is operating, setting the thermostat at 60 degrees will *not* cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit.

Secondary condensate lines are located over a window or door, in order that they are seen. If Owner observes dripping from these secondary condensate lines, AC unit should be shut down and HVAC contractor notified at once.

Maintain the air conditioning compressor in a level position to prevent inefficient operation and damage to the equipment.

If a humidifier is installed on the furnace system, turn it off when the air conditioning is in use; otherwise, the additional moisture can cause a freeze-up of the cooling system.

The manufacturer's manual specifies maintenance for the condenser. Review and follow these points carefully. Since the air conditioning system is combined with the heating system, follow the maintenance instructions for the furnace as part of maintaining the air conditioning system.

Information on the manufacturer's warranty and recommended service procedures is attached to the equipment. For immediate or emergency service call the HVAC contractor listed on the emergency phone list.

HVAC MAINTENANCE CHECK LIST:

1. The motor and bearings in blower-type units should be oiled only if recommended by the manufacturer.
2. As with any piece of sophisticated machinery, the HVAC system, especially the filter, should be checked periodically and cleaned by a professional service. Mark inspection dates recommended by the manufacturer on Owner's calendar. Schedule all work on Owner's equipment early in fall to avoid delays during peak demand periods.
3. Clean or replace filters.
4. Lubricate motors and other moving parts.
5. Check amperage draw on fan.
6. Inspect relay contacts for worn or burnt points.
7. Check and replace worn belts as needed.
8. Check thermostat operation.
9. Test airflow at all room registers (low airflow may indicate a broken or damaged duct).
10. Inspect "fan" and "start" capacitors.
11. Check for proper "changeover" operation from cooling to heating.
12. Remove dust and debris inside equipment.

13. This is a consumer product and Owner must complete and mail in the warranty registration card in order to obtain service.

Owner may be solicited by air duct cleaning contractors for cleaning Owner's ductwork on a regular basis. The Environmental Protection Agency has not been able to determine that air duct cleaning provides any health benefits. Additional information on this topic can be found at the EPA web page, such as: www.epa.gov/iaq/pubs/airduct.html.

REGISTERS:

The registers throughout your home help regulate the flow of air and maintain the desired temperature. They are usually placed on the ceiling, high on the wall, or at floor level. You can control the amount of cool or warm air entering a room by adjusting the openings of the registers to "balance the system". Closing the registers and doors to rooms not being used is a good way to reduce your energy cost. In addition to the air outlets, your home will have an air intake register. Some homes may have more than one.

BALANCING THE SYSTEM:

To balance the system:

1. Set the thermostat at a point high enough to start the equipment operating (75 °).
2. Make sure that the heat registers in the cooler rooms are open all the way.
3. In rooms where the warm air is coming out in great force, close or open the registers by moving their handles. In some regions, if there are dampers on the supply ducts, adjust them for proper airflow.
4. Closing the heat registers in the area where the thermostat is located will lower the temperature in that area, and, in effect, will increase the temperature in other rooms.
5. Partially closing registers or completely closing only a very minor number of registers is mechanically acceptable. Completely closing too many registers may cause significant damage to heat exchangers.
6. After Owner closes the registers in rooms where the heat supply is greater than necessary, the warm air coming from the equipment will be forced through the heat ducts to the registers that are open wider. This results in more heat flowing to the cooler rooms of the home.
7. Keep in mind, when Owner makes these balancing adjustments, that results may not be immediately noticeable. It may take a day or so for Owner to feel the full results.
8. Remember too, that the sun location and wind changes affect temperatures of various rooms during the course of a day.

The system will probably need to be balanced again at the start of each season as cooling requirements will vary from heating requirements. The heating apparatus must be maintained according to the system manufacturer's instructions, including cleaning/replacing furnace filters regularly. A clean filter will help to keep the home clean and reduce dusting chores. Remember to change or clean the filter monthly during the heating season (year-round if the home also has air conditioning). A clogged filter can slow airflow and cause cold spots in the home. Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care. If the home has a permanent, washable, removable filter, the Owner will need to

clean this monthly. Use water only to clean the filter, tap to dry or air dry, and leave unit off for a brief period. Do not use soaps or detergents on the filter.

ALL REGISTERS SHOULD NEVER BE OBSTRUCTED BY FURNITURE, DRAPES, OR ANY OBJECTS.

FILTERS:

Air filters help keep the air in your home clean. For maximum efficiency, this filter should be cleaned or replaced every month as recommended by the manufacturer. A **CLEAN FILTER SAVES MONEY!** Before you clean the filter, make sure your system is OFF. Some filters can be vacuumed or washed and dried. Where disposable filters are used, they should be replaced with the same size and type as originally supplied.

INSULATION:

Your home has been designed to provide the proper insulation for your climate. Open doors, windows, fireplace flues, and clogged filters are more often the cause of inadequate cooling or heating than deficient insulation.

THERMOSTAT:

The thermostat keeps your home at an even temperature throughout. Adjusting the register openings may further regulate individual room temperatures. You can program your thermostat for up to 4 temperature changes per day (morning, day, evening and night). The thermostat has weekday and weekend programs with separate "heat" and "cool" settings.

When you connect power to the thermostat, the thermostat comes on in manual mode. Manual mode allows the thermostat to be used as a constant temperature thermostat. You can change the set point temperature by pressing the CHANGE Up or Down button to raise or lower the temperature.

To switch from manual to automatic mode, press the AUTO/MAN button. You will see the indicator in the display change from MAN to AUTO when the button is pressed. When your thermostat is in the automatic mode it will change according to the programmed temperatures at the programmed times. By pressing and releasing the SET button, you can scroll through the program sequence and make changes.

Your thermostat is battery operated. You must replace the batteries when the LO BATT indicator is on. You have about two months to change the batteries when the LO BATT indicator comes on.

If the power is ever disconnected for more than three hours, turn off the thermostat. Then wait for at least three more hours after the power has been restored before turning the thermostat back on. **NEVER STOP THE SYSTEM BY SHUTTING OFF THE MAIN POWER.**

VENTS:

Bath vent fans are low maintenance and require only occasional cleaning of fan blades and vent cover. The fan motor is self-lubricating. If it becomes necessary to replace the fan, the module snaps out and back in easily once the unit has been unplugged from the

electrical source. Replacements are available at home improvement centers. Laundry vents are used often and therefore require frequent maintenance. Please perform the following vent maintenance procedures:

1. Periodically inspect the exterior vent outlet to insure that the vent is clear of any debris. Do not allow vegetation to grow against or inside of the vent.
2. Check the interior connection point of the vent to make certain lint has not built up, and make sure that the flex hose from the dryer to the vent connection is not crimped or clogged.
3. Clean out the vent line every six (6) months or as often as needed to keep clear and operational. An obstructed vent line creates a fire hazard.
4. Inspect the vent flapper at the exterior outlet to insure that it opens and closes freely and is not obstructed in any way.
5. On the stove top hood fan, remove and clean the grease filter once (1) a month according to manufacturer's guidelines. To clean the filter, soak it in a solution of detergent and hot water. Do not use ammonia or ammonia products. Light brushing may be used to remove embedded dirt.
6. Homes equipped with additional venting system such "fresh vent" and "smart vent" require periodic inspection and maintenance of the filters and that the air intake vent is not obstructed for proper performance.

ANNUAL INSPECTION:

Your heating and air conditioning system should periodically be checked and cleaned by a professional. The best time to do this is late summer or early fall.

PLUMBING

WATER SUPPLY SHUT-OFF'S:

Water enters Owner's home through the main water supply valve. (Location of the main water supply valve will be shown during the new home orientation.) Owner should familiarize itself with it. Should it ever be necessary to shut off both hot and cold water, simply close this valve. If a major plumbing leak occurs, the first step is to turn off the supply of water to the area involved. This may mean shutting off the water to the entire home. Then contact the appropriate contractor. All water leaks should be attended, along with water damage, within 24 to 48 hours to minimize damage and other consequences.

There is also a shutoff valve located just above the hot water heater. Should trouble develop in the hot water heater lines or in the hot water heater itself, this valve should be closed until necessary repairs are made. Closing it will not affect the supply of cold water. When closing this valve, electrical power and/or any fuel to the hot water heater should be shut off.

WARNING:

MATERIALS USED IN PLUMBING PRODUCTS MAY CONTAIN SMALL QUANTITIES OF VARIOUS CHEMICALS KNOWN OR SUSPECTED TO CAUSE BIRTH DEFECTS, OTHER REPRODUCTIVE HARM OR CANCER. OTHER LISTED CHEMICALS ARE FOUND IN RUBBER AND PLASTIC COMPOUNDS USED IN FAUCETS, FITTINGS AND TUBINGS. YOU MAY BE EXPOSED TO MINUTE QUANTITIES OF SUCH CHEMICALS THROUGH THE NORMAL USE OF YOUR PLUMBING SYSTEM. HOT WATER ACCELERATES THE DISSOLVING OF SUCH CHEMICALS FROM BRASS, AS WELL AS FROM RUBBER AND PLASTIC COMPONENTS. MOREOVER, THE WATER WHICH IS HELD FOR SEVERAL HOURS BY A CLOSED FAUCET MAY DISSOLVE CHEMICALS OUT OF THE FAUCET AND THE REST OF THE PLUMBING SYSTEM, PARTICULARLY WHERE THE WATER IS CORROSIVE.

YOU CAN GREATLY REDUCE UNNECESSARY EXPOSURE TO CHEMICALS DISSOLVED FROM FAUCETS AND NEARBY PLUMBING BY TAKING THE FOLLOWING STEPS:

1. NEVER DRINK THE FIRST GLASS OF WATER OUT OF THE TAP WHEN THE WATER HAS BEEN STANDING UNUSED FOR SEVERAL HOURS, DURING THE DAY OR OVERNIGHT. RUN THE FAUCET FOR SEVERAL SECONDS TO "FLUSH" IT.
2. AVOID DRINKING OR COOKING WITH WATER DRAWN FROM THE HOT WATER SIDE OF THE TAP.
3. SHOULD YOU WISH TO HAVE YOUR WATER TESTED, THERE ARE MANY PRIVATE LABORATORIES CERTIFIED BY THE U.S. EPA, OR YOUR STATE'S EPA, THAT CAN DO SUCH TESTING.

DRAINS:

Each plumbing fixture in your home has a drain trap, a J-shaped pipe designed to provide

a water barrier between your home and the danger of sewer gas. The trap holds water, which prevents the air-borne bacteria and odor of the sewer gas from entering the home.

When a drainpipe from a tub, sink, or shower is clogged, first try a plunger. When working on a double sink, be sure to close the other drain. If the plunger does not work, try a plumber's snake to dislodge the blockage.

Should you have to use a chemical drain opener, be very cautious because the chemical can be hazardous. Wear rubber gloves and goggles or safety glasses. **NEVER USE A PLUNGER ON A DRAIN AFTER CHEMICALS HAVE BEEN ADDED; THE WATER MAY SPLASH AND CAUSE INJURY OR DAMAGE TO NEARBY SURFACES.**

The treatment for a clogged toilet drain is the same with one exception: the trap is built into the toilet and is less accessible. Instead of a snake, use a coil spring-steel auger, which can be purchased or rented from a hardware or plumbing store.

Ordinary washing soda (not baking soda) added to a drain on a regular basis will help to keep it clear of grease. Run hot water through the drain, turn off the water, add three tablespoons of washing soda and follow it with just enough hot water to wash it down the drain opening. Let it stand for 15 minutes and run more hot water.

Grease build-up is the most frequent cause of waste line stoppage; it is recommended to put cooking oils and grease in the household trash. If Owner must pour these down the drain, always run cold water at the same time. Warm water will cause the oil/grease to coat and eventually clog the pipes.

Petroleum-base products, such as paint or lacquer thinner, can damage pipes and should never be poured down the drain.

Sink and tub stoppers designed to trap hair and foreign matter should be cleaned regularly to ensure good drainage.

Drain cleaning products (such as Drano or Liquid Plumber) can harm waste lines and their use should be avoided. Instead, Owner should utilize professional services and have the lines snaked on an annual basis, or as needed, to prevent buildup.

Important Notice: The waste line cleanout locations were identified at Owner's New Home Orientation. In the event that Owner's sewer line (from outside of the house to the main in the streets) needs to be professionally cleaned out, the back flow prevention gate valve (if installed) must not be damaged in the process. Be sure that Owner's contractor is aware of the valve's location. Damage to the gate valve could cause Owner's raw sewage to flow back onto Owner's property.

Exterior/ Interior sewer system shall not be added to or connected to without proper authorization from city building department or sewer district.

TOILETS:

Due to the new rules on water conservation, new homes are now required to have 1.6 gallon toilets. These toilets can plug up more easily than older toilets due to reduced

water in the tank. Avoid placing anything in the bowl other than human waste and toilet paper. When flushing an excessive amount of toilet paper, watch to see if it flushes well. If the water starts to rise in the bowl during the flushing process, quickly take off the tank lid and pull up the float. This will instantly stop the water in the bowl from rising. Then while holding the float up, turn off the angle stop valve located behind the toilet. Once the water is off use a good plunger to force the material down the toilet drain.

NOTE: For further care instructions see the preceding section on "Drains."

SINK:

Your kitchen sink is porcelain enamel on steel or cast iron. It is very strong and durable, but not indestructible. The trick to keeping your kitchen sink looking new is to make sure you rinse it out thoroughly after each use. **DO NOT REGULARLY USE ABRASIVES** on the enameled surface as this will eventually scratch and ruin the surface. For stubborn stains such as metal marks, abrasives may be used sparingly. Avoid soaking for very long periods of time and refrain from leaving coffee grounds and tea bags in the sink. Do not leave wet metal utensils on the surface of your sink since they can rust and stain.

NOTE: For bathroom sink care, see the "Bath and Counter Surfaces" section.

GARBAGE DISPOSAL:

Always grind food waste with a strong flow of cold water. To avoid drainpipe blockage, allow water to flow for sufficient time after grinding is completed to be sure all waste is flushed away. Do not grind extremely fibrous material like cornhusks, artichokes, etc. to avoid possible drain blockage. To reduce the risk of injury by materials that may be expelled by a garbage disposal, place the stopper in the drain/grind position when grinding. Do not put the following into a garbage disposal:

1. Clam and oyster shells.
2. Drain cleaner
3. Glass, china or plastic.
4. Large whole bones.
5. Metal, such as bottle caps, tin cans, or aluminum foil.

If overloaded, the unit will shut itself off. Make sure to turn the unit off before removing the waste. After removing the waste, turn the unit on and press the reset button on the garbage disposal unit. If the unit fails to resume normal operation, try inserting the allen wrench provided by the manufacturer into the fitting in the bottom of the unit. Turn the wrench clockwise several times to free any clogged waste, then remove the wrench & try operating the unit again.

FAUCETS:

In newly constructed homes, a small amount of construction debris is often flushed out of the piping system during the first several days of use. This happens even though the plumber flushes the pipes before attaching the faucets. Particles of solder, copper chips,

pipe dope, and Teflon tape can get caught in the aerator and showerheads. To flush this debris, remove the aerator and turn on the water to flush out the spout. For shower faucets, remove the showerhead and turn on water to flush out the shower arm.

The aerator is the attachment to your faucet that adds air to the water as it leaves the faucet. It reduces splashing and provides some savings because less water is used. You should clean the aerators periodically, depending upon the condition of the water. To clean an aerator, simply unscrew it from the mouth of the faucet, remove any debris, clean the washers and screens, then put them back in their original order and screw the aerator back on the faucet.

Leaking faucets generally can be fixed by replacing the faucet's washer. New single hot/cold water control faucets, as in the kitchen, have cartridges instead of washers. Before repairing any faucets, turn off the water at the nearest intake valve (usually located under the sink). A worn washer, as well as a loose part in a faucet, and steam in the hot water pipe may cause noise in the pipes.

INTAKE VALVES:

Try to locate the various water supply intake valves in your plumbing system. You will rarely need to use them, but in case of an emergency, or if you need to make minor repairs, you will know where to find them. Intake valves for toilets are usually under the water chamber; those for sinks are often under the sink; and the main intake valve is usually near the gas meter.

The water valves underneath your sinks and toilet tanks, also called "angle stops", are usually designed to be either entirely closed or entirely open. It is possible that they may leak in a partially open position. These simple valves are not designed like a regular faucet and it is not a manufacturer's defect. Simply turn the angle stops to the closed or open position.

WATER HEATER:

Read your manual carefully before operating your water heater. The typical temperature setting should be at 130 degrees or "normal". The pilot light must be lit by hand to operate your water heater. Follow the instructions in your manual carefully; failure to do so can result in a fire or explosion. Call your gas supplier if you are not sure how to do it.

The length of time that it takes for hot water to reach any supply point in the house will vary from one house plan to another. Cold water has to "flush" from the hot water pipes that have "cooled" during the periods of non-use, and will have to flush out in the mornings or at the end of the day when the hot water supply may be called upon again. This is not a construction defect.

The faucets that have the longest run from the water heater take the longest time to receive hot water. For most homes, they are at the Master Bathroom. This problem cannot be addressed effectively without adding a separate local water heater or installing a recirculation pump, both are options that homeowners can add at their discretion after close of escrow. Increasing the storage capacity of a water heater will not help. Homeowners who have concerns about this issue may ask a Cresleigh Representative to demonstrate the hot water response on a given model prior to making the purchasing decision.

To minimize the time it takes for hot water to reach the desired service location, mixing valves should be turned to the full hot position until hot water arrives. The temperature setting on the water heater also has a significant effect on hot water response; usually a low temperature setting increases the time to receive hot water.

Most homes, including those built by Cresleigh only require a 40-gallon water heater for normal good performance. Over-sizing a water heater wastes energy and drives up energy bills. In certain Cresleigh subdivisions with larger homes that anticipate more occupants a 50-gallon water heater is installed. However, a 40-gallon or even a 50-gallon water heater will not meet any special high demand of a particular homeowner. For example, it would be unreasonable to expect that a family of five could all take extended showers in the mornings without running out of hot water. The homeowners who have high hot water demand should consult with a professional plumber and purchase an appropriate size water heater.

WARNING: DO NOT STORE OR USE GASOLINE OR OTHER FLAMMABLE VAPORS AND LIQUIDS IN THE VICINITY OF YOUR GAS WATER HEATER OR ANY OTHER APPLIANCE. BEFORE LIGHTING, SMELL AROUND THE APPLIANCE AREA FOR GAS. BE SURE TO SMELL NEXT TO THE FLOOR BECAUSE SOME GAS IS HEAVIER THAN AIR AND WILL SETTLE ON THE FLOOR.

WHAT TO DO IF YOU SMELL GAS

1. OPEN WINDOWS AND EXTINGUISH ANY OPEN FLAMES.
2. DO NOT TRY TO LIGHT ANY APPLIANCE.
3. DO NOT TOUCH ANY ELECTRICAL SWITCH; DO NOT USE ANY PHONE IN YOUR BUILDING.
4. IMMEDIATELY CALL YOUR GAS SUPPLIER FROM A NEIGHBOR'S PHONE. FOLLOW THE GAS SUPPLIER'S INSTRUCTIONS.
5. IF YOU CANNOT REACH YOUR GAS SUPPLIER, CALL THE FIRE DEPARTMENT.

A qualified installer, service agency or the gas supplier, must perform installation and service.

Use only your hand to push in or turn the gas control knob. Never use tools. If the knob will not push in or turn by hand, do not try to repair it, call a qualified service technician. Force or attempted repair may result in a fire or explosion.

Never operate the water heater unless you are certain it is filled with water and that a temperature and pressure relief valve is installed in the relief valve opening of the heater.

Do not attempt to operate the water heater with the cold-water inlet valve closed.

Do not use this appliance if any part has been underwater. Immediately call a qualified service technician to inspect the appliance and to replace any part of the control system and any gas control that has been underwater.

Twice a year, drain a bucket of water out of the bottom of the tank as it may contain some sediment. This will flush out the sediments before they solidify.

If the Owner plans to be away for an extended period, the Owner should drain the water supply lines. To do this, the Owner must shut off the main supply line and open the faucets to relieve pressure in the lines. The Owner may also wish to shut off the water heater by turning off the cold water supply valve on top and the gas control at the bottom. Drain the tank by running a hose from the spigot on the bottom to the basement floor drain. If the Owner leaves the tank full, the Owner should keep the pilot on and set the temperature to its lowest or "vacation" setting. Check manufacturer's directions for additional hints and instructions.

In unusually frigid weather or if the Owner will be gone more than a day or two, open cabinet doors to allow warm air to circulate around pipes. Use an ordinary hair dryer to thaw pipes that are frozen. Never use an open flame. Cover exterior pipes in extremely cold weather. Do not leave hoses connected to the outside hose connections in winter as this may cause pipes to freeze and burst.

Exterior/ Interior plumbing line shall not be altered in any matter without city building departmental approval. A professional plumber should be utilized periodically in order to ensure proper maintenance.

ELECTRICAL SYSTEM

Sometimes for a variety of reasons, such as for improving garage access, houses are “flopped” relative to the dry utility service locations on the building pads. In other words, the electrical, T.V., phone and gas stubs will not be on the garage side of the house, which is typical. In these instances, the main electrical panel and gas service will enter the home on the opposite side of the house from the garage. Builder reserves the right to do so at its sole discretion.

CIRCUIT BREAKERS:

The electrical wiring and equipment in your home are protected by circuit breakers. The circuit breaker panel may be located on an outside wall near the electric meter, inside the garage or on an interior wall, usually in a closet. All breakers should be in the ON position.

Main circuit breakers, usually the large ones on the top, are for the whole area in your home. They are always in the ON position unless for electrical construction or emergency. The other breakers are for specific areas in your home, like washer and dryer, kitchen, etc. If the breaker is tripped off, **TURN THE ELECTRICAL OUTLET OFF FIRST**, then reset the breaker. If it continues to trip, consult your electrician.

GFI:

GFI or Ground Fault Interrupter is a safety feature of your home. It is an extremely sensitive circuit breaker usually found in kitchen and bath areas. A GFI outlet will trip and turn off the power to one or more electrical outlets if it senses that electricity is leaking out of the wiring system, possibly into a person, with as little as 5 milliamperes. This protects you in case your hairdryer, for example, falls into water. If an appliance stops while in use, check the GFI outlet first. Your GFI outlets should be tested every month. Press the "test" button, and the red button above it should pop out. Push it back in to reset. Not all GFI outlets have "test" buttons if there are two or more outlets on a circuit. Outlets without "test" buttons should have a GFI label in the kitchen and bath areas. If a regular electrical outlet with a GFI label is off, look for a nearby GFI outlet with a "test" button and try to reset it first before checking the circuit breaker at the breaker panel. If it continues to trip, consult your electrician.

SAFETY TIPS:

Do not attempt to fix any electrical item while it is still plugged in.

Do not unplug any item by pulling the cord.

Never touch electrical switches or outlets while bathing or while hands or feet are wet.

Breakers trip because of overloads caused by plugging too many appliances into the circuit, a worn cord or defective appliance, or operating an appliance with too high a voltage requirement for the circuit. If any circuit trips repeatedly, unplug all items connected to it and reset. If it trips when nothing is connected to it, an electrician is needed. If the circuit remains on, one of the items that is unplugged is defective and will require repair or replacement.

Repeated tripping may be an indication of a short in the affected circuit. Forcing or holding a circuit breaker in its operating position may result in extensive damage to the circuit or to the appliances involved or may even result in fire.

Check the GFI outlets monthly for proper function. With a small appliance plugged into the GFI outlet and running, press the black “test” button. The appliance should shut off. Press the red “reset” button and the appliance should start running again. If this does not occur discontinue use of the outlet until the cause of the malfunction can be determined. All lighting fixtures have bulb specifications imprinted on them. For safety and fixture longevity, use only the size and type bulb called for.

To protect small children, it is suggested that outlets be covered with childproof plastic electrical wall outlet covers.

DOOR BELL:

If your home is equipped with a lighted doorbell button by your front door, this bulb is subject to the same problems as any light bulb. When the bulb stops working, use a small screwdriver to unscrew the two screws holding the button to the wall and gently pull it away from the wall. You will notice a small light bulb in the unit that you should carefully pull out. Reinstall the button with a new bulb. (Purchasing two bulbs prior to replacement is recommended: one for immediate replacement and one to store for future use. Bulbs are available at Radio Shack and most hardware stores.)

EXTERIOR APPLICATIONS

EXTERIOR WOOD MEMBERS:

Wood fences, gates, trims, deck boards etc., are constantly subjected to changing weather conditions. As a result, they may expand, contract, crack and change shape, and this is a normal occurrence. Periodic inspection, re-caulking of the exterior wood trims and adjustments on the wood gate, for instance, are to be expected and are the homeowner's responsibility (minimum once every year). High quality exterior caulking is recommended as it lasts much longer. Minor bows on wood sidings, particularly near plumbing lines where nailing areas are reduced, are to be expected. New deck boards will shrink over time and some occasional retightening to reduce squeaks are part of the homeowner's maintenance responsibility. Failure to caulk and paint, and periodically re-caulk and re-paint the wood trims and sidings may cause failure to these wood members, as well as water damage to the home, they are not covered by warranty.

Plan on refinishing the exterior surface of the home approximately every two to three years or as often as the paint manufacturer suggests for the area and climate where the home is located. No absolute schedule for painting can be established as the weather, wind and sun exposure affect building surfaces differently. The exterior of the home should be inspected at least once per year to observe aging and to make any necessary touchups. Climatic conditions control the chemical structure of the paint used on the exterior. Over time, this finish will fade and dull a bit. Depending on the exposure to weather of each surface, the paint on some parts of the home may begin to show signs of deterioration sooner than others.

If you decide to repaint the exterior of Owner's home, Owner's best choice is a state licensed painting contractor, who is expert in surface preparation and applications. When the exterior of the home is to be repainted, begin by resetting popped nails and removing blistered or peeling portions of paint with a wire brush or putty knife. Sand, spot with primer, and then paint the entire area. Use a quality exterior paint formulated for local climate conditions. Remember that exposure to the sun and other weather elements will cause fading and the new touchups may not match exactly.

If mildew appears on any painted surface, it is important to locate and remedy the source. Contact Owner's Customer Service Office for assistance if this condition should occur. Mildew can be removed by using a cleaning solution of three (3) tablespoons of Tri-Sodium Phosphate (TSP) and 1-1/2 cups of household bleach in one (1) gallon of water. Use rubber gloves to protect Owner's hands when using a bleach solution. Allow seven (7) days to dry before repainting. Kilz paint primer should be used prior to applying the finish coat.

Important Note: Remember that Owner's CC&R's may restrict the colors that may be applied to the exterior of Owner's home. If your neighborhood is governed by an Association or Architectural Review Committee and Owner wishes to make changes to the exterior color scheme, review the CC&R's for instruction on submitting a color scheme change request for review and approval by the Architectural Review Committee.

GRADING AND DRAINAGE:

Great care is taken to complete the final grading of each lot according to the engineering specifications that ensure all water will drain away from the house foundation and flow to the street or into drainage inlets. The grading usually includes ditch-like areas called drainage swales, and sometimes includes underground drains.

The Owner should observe and adjust the spray patterns of the irrigation system at least monthly, particularly as weather or property conditions change. At such times, the Owner needs to adjust irrigation system settings and sprinklers for proper watering levels and so the sprinklers do not spray on improvements or the hardscape. As regular maintenance owner may need to adjust the amount of watering depending on climatic conditions and the type and maturity of plants.

Naturally, these are only suggestions and Owner should contact a lawn care specialist for more specific recommendations. Remember that it takes time and special care to fully establish Owner's new lawn. It is common for lawns to take up to three years to become fully established. Please be patient and follow good lawn care procedures and Owner will be rewarded with a beautiful lawn.

Due to the fact that there is no standard landscaping initially installed in the side and rear yard areas, rain will cause erosion, possibly preventing the drainage previously installed from working properly. Small puddles of water will change into larger pools and eventually cause water drainage to possibly overflow onto your neighbor's property. When you start your landscaping in the side and rear yards please keep in mind how the drainage was designed and be aware that your lot drainage must not flow over onto your neighbor's lot.

WHEN DESIGNING AND INSTALLING YOUR LANDSCAPING, IT IS EXTREMELY IMPORTANT THAT THIS GRADING PLAN IS NOT ALTERED. Using the services of a licensed landscape designer/installer is highly recommended to avoid potential damage to your property or your neighbor's property. Cresleigh Homes will not be responsible for damage caused by alteration of the finish grade. **PLEASE BE AWARE THAT YOU CAN EXPECT SOME PUDDLES OF WATER UNTIL YOU HAVE COMPLETED YOUR LANDSCAPING.** Also, be sure to keep all swales, underground drains and drainage inlets free of debris to ensure proper flow. Do not block or level out the swales (depressions in the soil) unless an acceptable provision is made for the proper drainage of surface water off the lot in such a way that it doesn't cause damage to neighboring property. *Ponding of water should not be of concern unless the water stands for more than 72 hours after rains or other water source has stopped.*

Some lots may include a system of underground drainage with grates/inlets that allow water to flow into a piped drainage system. Make sure that the grates and inlets are maintained and kept free of debris.

Be aware of the soil conditions on which your home is built. Certain communities have rocky or cobble substrate materials, such as those in many foothill locations. When landscaping, you may encounter rock just below the surface, or find rocky conditions on "cut" slopes at the back or side yards. Fill dirt is only placed during the grading process as needed to obtain drainage. Balancing of dirt from one lot to another is common and the finished condition of the grades will vary from lot to lot as a result. Just because a

neighboring lot received fill dirt, does not mean that your lot will receive the same treatment when final graded.

IRRIGATION AND LANDSCAPING:

Your sprinklers are adjusted for the time being to spread over your lawn evenly and often. As more people move into the community, there will be increased use of water that may slightly reduce water flow. Please review your sprinkler coverage and adjust as required to prevent lack of water on your sod.

If you move into your new home during hot weather with new sod, increased watering is required. However, when the weather is cool and the sod has seated, to conserve water and prevent over-watering, a reduced schedule (approximately once every other day) is adequate in most circumstances. For the various weather conditions, and your particular landscaping, you should consult a professional landscaper for the appropriate duration and frequency on watering. Please do not forget to re-program your timer when the weather conditions change. Plugged or damaged sprinkler heads and sprinkler head adjustments after move-in are the homeowner's responsibility unless they are identified on the final walk-through list.

The landscaping that has been installed by Cresleigh will take some time to become "established". Some "stressing" of planting materials is to be expected, which include slight discoloration or drying of plant materials, and seams in the rolled sod materials being more pronounced. It is important to stay off of your lawn areas while roots are being established. Walking on the sod too soon will result in a separation of the seams, producing gaps that may not grow in, as well as, "root balls" and depressions from footfalls that may not be able to be corrected without removing the sod and re-grading the affected areas. New sod is established when it cannot be easily lifted off the native soil surfaces over which it has been "rolled" or installed.

Proper mowing is the secret to dense and healthy grass. Removing too much of the grass blade at one time shocks the plant's physiology, causing root system reduction as well as severely reducing its food manufacturing capacity. Grass cut too tall does not produce a dense turf. For best results, a lawn should be mowed as frequently as necessary so that no more than one third of the blade is removed at one clipping. Cut often when grass is growing rapidly; less often when growth slows down in midsummer and when temperatures are cool. Lawn diseases tend to attack one variety of grass at a time, leaving the others unharmed. You can reduce the chances of lawn areas being wiped out by a single disease or pest by planting a quality mixture of improved varieties.

Trees that are just planted should not have any additional plants placed around them until they are mature. Roots of young trees are close to the top and additional plants can harm them.

ALTERATIONS TO LANDSCAPING:

Do not allow edging around decorative rock or bark beds to dam the free flow of water away from the home. The Owner can use a non-woven landscape fabric between the soil and rock or bark to restrict weed growth while still permitting normal evaporation of ground moisture.

Erosion is of special concern in drainage swales. If swales become filled with soil runoff, they may not drain the rest of the yard, causing further problems. Correcting erosion is the Owner's responsibility. The Owner may need to protect newly planted seed with erosion matting or reseed to establish grass in swales. It can take several years to fully establish a lawn in such challenging areas.

Place no plants of any type or sprinkler heads within 5 feet of the home. Under certain appropriate circumstances, drip irrigation may be considered if necessary.

The Owner is responsible for changes to the drainage pattern made by any landscape, concrete, deck, or pool contractor. Discuss drainage with any company hired to do an installation in the yard. Do not permit them to tie into existing drainage pipes without approval from Declarant.

If lawn seeding is part of the home purchase, consider this just the first step in establishing the yard. Remember that the forces of nature are far stronger than grass seed. The Owner will need to overseed at some point, perhaps more than once. Heavy storms can cause washouts and erosion that will need to be corrected. It generally takes at least three growing seasons to establish a good lawn, longer if weather conditions are difficult or if the Owner does not have the time to devote to lawn care. Before over-seeding, remember to fill any slight depressions with a light layer of topsoil. Minimize traffic of all kinds on newly seeded areas and avoid weed killer for at least 120 days. Keep the seed moist, not wet.

Newly placed sod requires extra water for several weeks. Water in the cool part of the day (ideally just before sunrise) at regular intervals for the first three weeks. Be aware that new sod and the extra watering it requires can sometimes create drainage concerns (in the Owner's yard or the yard of the Owner's neighbor) that will disappear when the yard is established and requires normal watering.

The Owner is responsible for routine cleaning and adjusting of sprinkler heads as well as shutting the system down in the fall. Failure to drain the system before freezing temperatures occur can result in broken lines, which will be the Owner's responsibility to repair.

If pre-existing mature trees have been preserved on the Owner's Property, these trees are not covered by any warranty. Further, it should be understood that mature trees located on construction sites can suffer damage from construction activities, which manifest months after the completion of construction. The Owner's maintenance of these mature trees should include maintaining mulch around their root base and avoiding tilling or planting flower beds around them. This is especially important while trees are recovering from the construction process.

LANDSCAPE MAINTENANCE CHECKLIST:

1. Water your yard but don't over water it! Turn on only one valve at a time. Watering for seven to ten minutes in the morning should be sufficient for all but the hottest of days. Soil in California is typically expansive, which means if it becomes over saturated or conversely becomes too dry the soil will expand and contract. These occurrences can cause movement in the foundation of the home or Owner's landscape improvements, and contribute to cracking, etc.
2. Avoid watering at night or very late afternoon, as this may promote fungus in the lawn.
3. Water less when skies are cloudy or when the weather is cool. If it rains, watering should be reduced or skipped.
4. Gradually decrease the amount of water in the fall as winter rains approach. In winter, water only during warm or extended dry periods.
5. Water less if trees or buildings shade the lawn.
6. During rainy season, reduce or eliminate irrigation if possible. Gradually adjust the amount of water over the spring season to reach the summer water needs.
7. Watch for visual signs of under watering, such as dry spots or wilting, especially during hot, windy weather.
8. Avoid watering sidewalks, patios and streets. If water is flowing off the grass into the gutter, divide the watering time into two blocks to allow the soil to accept the applied water.
9. In areas with deep, sandy soil, water may percolate below the grass root zone. Compensate by dividing the watering time into two blocks. If Owner's house has drains and the yard is sloped to take the water to those drains and away from the house. Flush yard drains with garden hose.
10. Small lawns surrounded by concrete or other heat-reflecting urban structures may require slightly more water than open-lawn areas.
11. Do not allow sprinklers to spray water on the surfaces of Owner's home. The water will result in blisters and peeling of paint, causing wood to warp, discolor, decay and splinter, or for stucco surfaces to deteriorate prematurely.
12. As bushes and plants mature, they may grow in a manner that will block the spray from sprinkler heads. If the plants cannot be trimmed sufficiently, it may be necessary to raise or move the sprinkler heads to maintain proper coverage, and is therefore considered to be ordinary maintenance.
13. Excessive watering of shrubs against a block wall will cause cracks in the wall (which is not covered).
14. Maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone.
15. Irrigation System: Check the system frequently for proper operation, including the following:
16. Check and flush 1/2 inch polyethylene lines once every month.
17. Check and clean filters once every month.
18. Check drip emitters/sprinklers once every monthly for proper operation.
19. Clear weed growth from around emitter/sprinkler areas.
20. Check exposed tubing for leaks and kinking.
21. Check pressure regulator for correct pressure setting (PSI).
22. Check controller program for correct operation. Adjust automatic controller program (four times per year) to accommodate seasonal water requirements. Replace the battery periodically to insure uninterrupted operation in the event of a power failure.

23. Once the turf grass has reached a height of 4 inches, mow and edge Owner's lawn weekly. Use a self-mulching mower but do not cut more than 30 percent of the grass leaf on any single mowing. The proper cut height is 3 inches.
24. Fertilize lightly each month with a quality all-purpose tree/shrub/ground fertilizer.
25. For turf areas use Best "Turf Supreme" (or its equivalent). Follow the manufacturer instructions for application and follow-up watering.
26. When weeding use a legally approved herbicide if necessary. Avoid frequent cultivation as it destroys shallow roots, especially in ground cover areas.
27. Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached. These branches should have a vertical spacing of 18 inches to 48 inches with a radial orientation so as not to overlay one another. This pruning will eliminate diseased or damaged growth, eliminate narrow v-shaped branch forks that lack strength, reduce toppling and wind damage by thinning out crowns, and maintain a natural appearance while balancing the crown with the roots.
28. Do not strip the lower branches off of young trees as it will not promote caliper trunk growth in a tapered shape.
29. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. Primary pruning of deciduous trees should be done during their dormant season.
30. Remove stakes and support wires as soon as they are no longer needed. Stakes and support wires should be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds.
31. Owner should not alter hardscape from what it was originally designed for. Owner should expect settlement to occur.
32. Owner's house has drains and the yard is sloped to take the water to those drains and away from the house. Flush yard drains with a garden hose at least annually.

RAKING:

Rake debris away from your home to avoid moisture build-up and insects. When you rake, always watch for moisture problems, termite tracks, wood decay, and cracks. Raking is recommended at least twice a year, in spring and fall.

OAK TREE PRESERVATION (If Applicable):

The beauty of a mature oak tree is a pleasure, however, these splendid trees require some special care in order to flourish in the confines of your yard. Because the oak tree obtains its moisture mainly from seasonal rainfall, it is very important that the tree is not over watered. **NO SOD OR IRRIGATED LANDSCAPING IS ALLOWED WITHIN THE DRIP LINE OF THE OAK TREE.** Possible alternatives to sod are decking, bark, moss rock, and potted plants that are watered by hand or a drip irrigation system.

CONCRETE FLATWORK:

Whenever appropriate, the driveway slope of each home is graded to allow for no step or a completely level bottom step from the walkway to the driveway. Occasionally, the placement of a house on a particular lot does not allow for this design due to a more pronounced slope from the garage to the street. In these instances we will be building a half step, for the bottom step, to accommodate the steeper grade. This is in full compliance with the building code. A half step is so named because the standard height

of the step gradually decreases the nearer it is to the house. Please exercise caution when stepping on or off this step.

Your driveways, garage slabs and walkways are made of concrete. Small cracks should be anticipated as one of the characteristics of concrete. These cracks do not affect the structural strength of the foundation or other portion in any way. We have provided expansion joints and control joints to minimize cracking. In areas with expansive soil, more concrete cracks are to be expected. Minor repairs can be done by following these steps:

1. Roughen the edges of the crack if they are smooth.
2. Remove loose material and dirt.
3. Soak the concrete thoroughly (the crack should be sopping wet, but water should not be standing in it).
4. Fill the crack with patching cement slightly higher than the crack to allow for shrinkage. You can buy a commercially prepared patching mix, but be sure it is appropriate for concrete. For small cracks, vinyl concrete patch is appropriate. Concrete caulk can be used for wider cracks.
5. Cover and keep damp for several days. The longer the drying time, the stronger the patch will be.

Rust stains sometimes appear on concrete; exposed aggregate finish is somewhat more susceptible to rust stains than the regular finish concrete. The rust stains are caused by oxidation of the iron-ore in the concrete aggregate; it is not a defect of material or workmanship. The aggregate available in the Sacramento region randomly contains some iron-ore. Removing the rust stain is a relatively simple procedure similar to removing motor-oil stains from a driveway. Strong vinegar or diluted muratic acid (1/3 acid to 2/3 water) can be applied to the rust area with appropriate protective gear, such as gloves. Scrub with a fine wire brush and clean thoroughly with water. The rust stain will not recur if the iron-ore in the aggregate is completely dissolved or removed.

If spills or stains occur, special cleaners are commonly available for cleaning grease and oil from concrete garage floors. It is highly recommended that Owner does not store any boxes directly on the garage floor. Moisture from the concrete is evaporating and can cause mildew or other moisture damage even after cured to non-waterproof items left in direct contact with the concrete.

Concrete surfaces should be protected from potted plants. The pot should be elevated to allow air circulation underneath, or moved periodically to prevent water from collecting underneath and staining the concrete. Rubber backed doormats can cause staining to concrete if moisture is allowed to collect underneath. If spills or stains occur, special cleaners are commonly available for cleaning grease and oil from concrete.

Concrete work poured at different times may result in some difference in color and there is no assurance that the concrete work is uniform in color for your entire home. Very often, blotches (darker spots) appear on finished concrete work due to many factors beyond the control of the concrete contractor, and they are not construction defects. Homeowners who prefer a uniform color appearance may apply finishes such as slurry coating, concrete paint or stain.

Further, you should expect concrete to crack. Only those cracks or offset heaving exceeding 1/4" will be repaired by Cresleigh.

A concrete walkway to the garage service door at the side yard usually creates severe restriction on side yard drainage; therefore a drain upstream of the walkway should be installed as part of the service walk project.

CONCRETE ROOF TILE:

Concrete roof tile is a very long lasting material but it is not designed to be walked on, and it will break if inappropriate pressure is applied to it. If your home has roof tiles, the temptation to walk on your roof to install Christmas decorations or an antenna, should be strongly resisted. **IN FACT, WALKING ON A CONCRETE TILE ROOF BY A NON-ROOFING PROFESSIONAL WILL VOID YOUR ROOF WARRANTY.**

ROOF CARE CHECKLIST:

1. Since concrete roof tiles are very brittle, it is not uncommon that the corners and edges of the tiles are chipped or damaged during the shipping or installation process. As an industry standard, minor chips and edge damage on the tiles, which do not impair their waterproofing ability will not be repaired or replaced.
2. Keep the gutters and down spouts clean and unobstructed by tree limbs, leaves, balls, trash, etc. During the Fall, and prior to the winter rainy season, gutters should be cleaned out, and kept clear throughout the rainy season.
3. Ice buildup may occur and damages resulting there from are not a defect. Owner should ensure that ice build up does not occur.
4. Do not permit any installation that punctures the roof. Television antennas, satellite dishes and holiday lights are the greatest offenders.
5. Inspect the roof annually for broken or missing roofing materials. Check again after high winds or driven rains. Have any damaged or missing roofing materials replaced immediately.
6. Inspect metal flashings and caulking for separation from chimneys, skylights, roof penetrations and any other construction joints. Use roofing mastic as needed to form a watertight seal.
7. Remove all accumulations of leaves, plant material and debris from the roof surface, valleys, joints and flashing areas. Be sure trees growing over the roof line are trimmed back, away from the roof.

8. Every three (3) months, or sooner if leaves are accumulating, inspect the roof gutters for leaves, plant material, and debris accumulations. Clear the gutters and downspout openings so that they are free flowing, then flush out the downspouts until they are running freely.
9. A professional should inspect the roof every few years, with touchup sealing and remedial work completed to prevent possible leaks.
10. If a joint between sections of gutter drips, caulk the inside joint using a commercial gutter caulking compound available at hardware stores, to preserve the flow of water and the performance of the gutter.
11. Gutters may overflow during periods of excessively heavy rain. This is expected and requires no repair.
12. Small amounts of water (up to one inch) will stand for short periods of time in gutters immediately after rain. No correction is required for these conditions.
13. Should a leak occur, immediately place a container under dripping water to avoid or minimize damage to the home. If a ceiling is involved, holding water that has entered through a leak, use a screwdriver to poke a small hole in the drywall to release the water, capturing it with a container.

RAIN GUTTERS AND DOWNSPOUTS:

Rain gutters and downspouts should be cleaned twice a year, every spring and fall. Any open corners or joints should be filled with waterproofing materials made especially for this purpose. Please be advised that leaning a ladder against the gutter may cause it to dent. Use a freestanding 8 - 10 foot ladder whenever possible.

Some lots may include a “closed roof drainage system.” These are intended to carry rainwater from the roof downspouts out to the street gutter. Three or four times a year (especially prior to rainy weather) all roof gutters and downspouts should be cleaned. The drain lines should be flushed with a strong, steady flow of water to ensure that the drain lines are not clogged with debris that would impede water flow.

SIDING / EXTERIOR FINISH:

Very often, the different elevations of the same model are significantly different to create a diverse interest. Particularly on the front part of the home, the different elevations may result in substantial difference on window placement and design, bigger or smaller room sizes, changes in ceiling and plant shelf design, as well as different entry and garage configurations. Buyers are strongly advised to closely examine the production home of the same selected plan and elevation, if available, and review the working drawings available at the sales office.

The exterior of your home may have a combination of stucco, wood siding, brick masonry or cultured stone. They are very durable and need minimal care. Stucco is very similar to concrete, and you can expect stucco to crack.

Upon inspecting the exterior brickwork or stonework, Owner will notice what appears to be a series of mortarless joints toward the bottom of the brick/stonework. These weep holes allow any moisture that may penetrate the bricks/stones to pass outside. Do not point or fill up these weep holes or bury them with landscape mulch.

Brick is a porous material and absorbs water. If Owner has chosen a particularly porous brick, or if Owner's brick faces the prevailing winds, Owner may wish to consider a silicone sealer which will reduce water penetration. Mortar cracking can develop in mortar used in bonding bricks and blocks together. This is a normal condition due to shrinkage in the mortar, bricks or blocks.

Wood siding and trim, due to the nature of the material, may expand, contract, crack and change shape over time, and this is a normal occurrence. Periodic re-caulking of the exterior wood siding and trim is to be expected and are the homeowner's responsibility. High quality exterior caulking is recommended as it lasts much longer. Minor bows on wood siding, particularly near plumbing lines where nailing areas are reduced, are to be expected.

For mold and mildew, clean with Trisodium Phosphate mixed per manufacturer's instructions. It is safe on wood, stucco and vinyl, but always test on a small spot first.

Upon very close examination, the long exterior walls always appear wavy. The wall studs bowing in or out cause this effect, even when they are built properly and well within the industry tolerance. The horizontal lines of lap sidings tend to intensify this visual effect. Stucco-finished walls with textures, lacking horizontal lines, tend to appear less wavy. Vertical sidings tend to eliminate this effect because of the vertical lines. While the wavy effect is not noticeable to most people, you may want to take it into consideration when determining the exterior wall finish of your home.

Excessive watering of potted plants on pot shelves, balcony ledges, or walls may also allow water to penetrate the wood finish or any surface crates or joints in stucco or stone below. This may alter the finish and deteriorate the wood or structure below, and/or cause mildew build up.

STUCCO:

Similar to concrete, you can also expect stucco to crack. However, there is foam insulation and a water proofing membrane behind the stucco layer to protect your home from weather. You may seal the cracks by applying exterior caulking.

Moisture that penetrates the stucco and foam is shed from the structure by the weather barrier and the moisture exits the wall assembly through "weep screeds" at the base of the stucco exterior. *It is imperative that an altering of grading, or pouring of concrete patios does not cover up the weep screeds. Covering of the weep holes at the bottom of the screed material will result in water backing up into the home.*

Stucco is a hand-applied product; upon close examination, one can find many imperfections on the stucco finish. This is normal for a hand made product and is not a construction defect. The textures on the stucco play an important role to make these imperfections less noticeable.

Certain Cresleigh subdivisions offer an option of Imperfect Smooth Trowel stucco finish without texture to create a stronger Mediterranean motif. However, the homeowner who selects this finish must be aware that many cracks and imperfections become very noticeable. Further, without texture, the exterior walls will appear more wavy and uneven. Cresleigh will not attempt to fix these imperfections. For the homeowners who do not like stucco texture yet do not like the “intended” surface imperfections of the Imperfect Smooth Trowel may choose the Sanded Acrylic stucco finish. This finish can hide many cracks and imperfections and offer a more refined consistent appearance; however, the exterior walls will still show more unevenness and waviness than textured stucco finish.

EXTERIOR PAINTING:

The most important protection for exterior material is paint and stain. It helps preserve wood from moisture, decay and insects. Your home's exterior is painted with premium acrylic paint that has a longer life than flat latex paint. To clean the exterior painted surface, you can hose it down with water. **READ THE INSTRUCTIONS PROVIDED BY THE MANUFACTURERS OF THE CLEANERS VERY CAREFULLY.** Stained wood entry doors (if applicable) have been coated with strong marine varnish, but periodic reconditioning is still necessary to maintain its attractive appearance. The frequency of reconditioning depends on the sun and weather exposure.

The exterior paint of your home is a premium acrylic with satin finish. Nevertheless, sun and other weather conditions will cause some chalking and fading of color over time. If your house requires exterior touch up, for any reason, a perfect matching of color is likely impossible.

NOTE: Surfactants such as soap and detergent should not be used to wash the exterior of your home, particularly when pressure-washing equipment is used. The surfactants may penetrate the stucco or siding of your home, reach the weather barrier and render it ineffective at stopping water penetration. All Cresleigh homes have a top grade weather barrier, such as Tyvek House Wrap by Dupont. A weather barrier is required to resist water yet is also required to “breathe” to allow vapor to escape from inside the home; most of the barriers including Tyvek are not designed to resist water with surfactants.

EXTERIOR CAULKING:

Examine exterior caulking at least once a year. Caulking that has separated or disintegrated should be replaced. Remove old caulking first and replace by following the manufacturer's instructions. There are many different kinds of caulking for different uses and different applications.

EXTERIOR DECKING:

With weather exposure and over time, wood decks are subject to shrinkage, cracking, splitting, cupping, and twisting. Nails or screws may work loose and will need routine maintenance. Plan to inspect decks regularly, a minimum of once each year, and provide needed attention promptly to maintain an attractive appearance and forestall costly repairs. Declarant recommends that the Owner treat or re-stain decks annually to keep them looking their best.

To prolong the life and beauty of decks, the Owner must treat them periodically with a water repellent or wood preservative. Follow manufacturer directions carefully.

Exposed wood decks have been stained with a semi-transparent oil stain to protect and beautify the wood. Each board takes the same stain differently and variations in color will be readily noticeable. Over time, with exposure to weather and use, further variations in color will occur.

In certain homes, a water proofing membrane is installed under wood decks and covered porches. As time passes there may be some drying of the decking resulting in squeaks that may require tightening of the screws and/or adding screws that are used to fasten the deck boards to the sleepers underneath. Please use caution when tightening the screws so the water proofing membrane is not punctured. If it is necessary to replace or add any screws, please use care in selecting the proper length to avoid the risk of damage to the membrane.

FENCING & GATES:

It is normal for wood fencing and gates to expand, shrink, crack, discolor and/or settle when subjected to changing weather conditions. Occasionally, water may be absorbed into the gate and possibly cause it to start sticking. This is a temporary problem and when the wood in the gate dries out it should stop. If you cut or trim your gate when it sticks in the winter, when spring arrives your gate will possibly shrink, causing it to no longer fit properly.

Periodic re-nailing of fence boards and adjustment of gate hinges or latches may be required and are the homeowner's responsibility. You should inspect all fencing and gates at least once a year.

It is a standard industry practice not to replace existing fencing that is present on the property line if the fence is in good and serviceable condition. Cresleigh, prior to move in, will replace any damaged or broken fence boards or posts. Knots and some knotholes on the fence boards are to be expected.

Painting, staining or sealing of wood fences and gates are considered to be a part of Owner maintenance, and should be monitored as needed. Follow the manufacturer's recommendation for reapplication in order to maintain the protective coating in order to avoid deterioration to the wood fence.

Do not allow landscape sprinklers to spray water directly on the wood fence. Wherever possible, redirect sprinkler heads away from the wood fence. If possible, use drip and bubbler irrigation heads on the portion of the system adjacent to the fence.

Do not build or attach structures or decorations to the fence. The wood fence is not designed to support structures such as woodsheds, storage sheds, clotheslines, play equipment, etc.

Metal gate hinges and lock hasps are fairly low maintenance. Lubrication of the hinges will only be necessary if the operation becomes stiff or becomes squeaky. The gate may need to be re-hung/adjusted over time if the lock hasp does not align properly.

STEEL FENCES:

Do not hang anything on the railing that is not easily removed for rail maintenance, or anything that can penetrate or damage the paint coating.

Inspect railing after any activity that includes contact with the railing, checking for nicks or breaks in the paint integrity. Inspect the fence twice a year and touch-up as needed, then plan to repaint the entire fence every one to two years to keep it looking its best.

Wherever possible, redirect sprinkler heads away from the metal fence. If possible, use drip and bubbler irrigation heads on the portion of the system adjacent to the fence.

Clean accessible railings as needed to remove common surface dirt with water and a mild household detergent followed by a clear water rinse. Only use a soft brush and low water pressure. Do not use abrasive agents. Owner will get best results by washing on an overcast day or in shaded areas.

Moist, salty air and chemicals are natural enemies to metal. To prevent corrosion, inspect metal surfaces frequently and touchup/repaint as necessary.

When refinishing or touching up the metal fence, completely remove the paint before re-priming and repainting; use quality paint recommended by the paint manufacturer. Consult with the manufacturer's dealer or a state licensed painting contractor for surface preparations and paint applications on metal fence surfaces.

Metal gate hinges and lock hasps are fairly low maintenance. Lubrication of the hinges will only be necessary if the operation becomes stiff or becomes squeaky. The gatepost may need to be adjusted over time if the lock hasp does not align properly.

RETAINING WALLS:

In certain situations, retaining walls (redwood or masonry) are installed in the side or rear yard of a home. Water from rain, irrigation, or subterranean seepage may appear on the retaining wall and should not be a cause of concern. The retaining walls are designed to relieve the hydrostatic pressure behind the walls.

Some of these walls are designed without pipes or other means to remove the water, which is a reflection of the primary purpose of these walls to retain the soil. Some deterioration of the retaining wall itself should be anticipated, and these walls will need to be replaced from time to time as their useful life is reached. For those walls with drainage systems behind them, it is important that the Owner monitor and keep soil or other materials from blocking the outflows for the pipes, etc, which collect water from behind landscape retaining walls.

WINDOWS & DOORS

EXTERIOR DOORS:

Your home is equipped with a standard fiberglass entry door and requires little or no maintenance. For wood entry doors or French patio wood doors, periodic refinishing may be required, depending on the extent of exposure to weather. A wood door is more susceptible to changes in shape and size. Your wood door, if stained, will be protected with 3 coats of Marine Spar Varnish and this protection is recommended if refinishing becomes necessary. As every piece of wood absorbs stains differently, and as the thickness of the fiberglass or metal stain (paint) as well as the application method may affect the final color of the stained door, every stained door will appear somewhat different. In general, scratch repair on stained fiberglass doors is usually more difficult to blend in with the non-scratched area. Dents on a metal door can be repaired in the same way as auto bodywork. Metal doors with embossed wood grains require higher skill on repair and may be difficult to blend the repaired area with the surrounding surface.

WINDOWS & SLIDING GLASS DOORS:

Inspect all windows and sliding doors regularly and lubricate the tracks if sticking occurs. Bar soap, paraffin or candle wax can be used for lubrication. To clean extremely dirty glass in a door or window, first wipe it with a piece of crumpled newspaper, and then wash it with a solution of 1 tablespoon of household ammonia to a quart of warm water. You can also use commercial glass cleaner containing ammonia. For lightly soiled windows, use a solution of 1 cup of vinegar to 1 gallon of water. Apply the cleaning solution with a lint free cloth or sponge and dry the glass with a chamois, lint free cloth or paper towel. A rubber squeegee will speed the drying process. The frames can be cleaned with a mild, non-abrasive detergent solution.

Windows in bathroom areas are subjected to quite a bit of moisture on the inside due to condensation from bathing. It is important that these windows are cleaned frequently. Special attention should be made to the bottom window track as this is a place where mildew can grow if not ventilated properly during and after each bathing use. Spraying this area down with a bleach solution or bathroom cleaner could help prevent this problem.

Weep holes at the bottom tracks of windows and sliding glass doors allow rainwater to drain from the tracks. Inspect these weep holes regularly to make sure they are free of dirt and debris, and clean if necessary. Under certain extreme weather conditions, wind pressure may push the rain through these weep holes and bottom tracks into the home. It is not a product defect, but the homeowner's responsibility to temporarily deflect the wind and rain from the bottom tracks in these unusually rare events. It is not a product defect, but the homeowner's responsibility to temporarily deflect the wind and rain from the bottom tracks in these unusually rare events.

Proper maintenance includes monitoring and restoring caulking and weather stripping. Protected areas include the window and window frames. Some caulking and weather stripping may deteriorate over time. Periodically, check caulking to insure that it has not dried and cracked or fallen out. The rate of deterioration depends on the amount of exposure to the elements. Likewise, the Owner must check the weather stripping around

windows and doors, reattach the weather stripping if it becomes loose, and replace it if it becomes torn or no longer makes an effective seal.

CONDENSATION ON WINDOWS:

Condensation may occur on the interior window surfaces with extremes in temperature and humidity. Individual living habits can impact humidity levels. Proper use and maintenance includes not covering or interfering with the fresh air supply to the furnace; running the hood fan when cooking; operating the bath fans when bathrooms are in use; and opening windows to air out the house. Proper ventilation will prevent excessive moisture from forming on the inside of the windows. This helps reduce cleaning chores considerably, as well as helps to avoid mold/mildew.

SUN EXPOSURE:

Bright colors and finishes, such as the brass coating on the metal strips of the leaded glass insert of the entry door or glass panels, will turn dull over time, particularly those exposed to the ultra violet rays of the sun. Homeowners should take this fact into consideration when selecting materials for the home. In general, all materials, whether light or dark colors, when exposed to the sun will fade and/or turn slightly yellow over time. Effective window coverings should be an important priority for new homebuyers.

WINDOW SILLS:

Window sills in the home are made of wood, wood product, drywall, man-made marble, or marble. The most common maintenance activity is dusting. At least twice each year, check caulking and touch-up to maintain water seals. Protect window sills from moisture. If the Owner chooses to arrange houseplants on a sill, the Owner must carefully protect the sill from water. It is recommended that these steps include placing a plastic tray under the pot.

TOPOGRAPHY & ORIENTATION:

The surrounding topography and orientation of your home have major impact on rain related problems and maintenance. For instance, the south side of your home up on a hill without any wind-breaker barrier will require more frequent repainting and exterior maintenance, the exterior door will leak without a storm door, and the windows and sliding glass doors will have higher likelihood of having driving rains pushed through the window weep holes and bottom tracks.

STORM DOORS:

Exterior doors, even with weather strips and covered overhangs cannot withstand driving rains. Depending on the surrounding topography and orientation, storm doors may be necessary to stop leaks from driving rain. It is the homeowner's responsibility to purchase and install storm doors when necessary.

WOOD DOORS:

All wood doors can cause minor problems from time to time. However, most door problems can be handled with minimum skills.

1. Sticking:

Sticking is the most common problem with doors. Minor sticking can be corrected by lubricating the affected area with soap, paraffin or candle wax. If it is

caused by swelling in damp weather, fold sandpaper around a wood block and sand the edge that binds. If it is the result of uneven alignment, check to see that the hinge screws are tight and hold properly. If the hinge screws are tight and the door is still out of alignment, sand or plane the edge that binds. **ALWAYS PAINT OR VARNISH THE AREAS THAT HAVE BEEN SANDED OR PLANED.** This is a must on all exterior doors with wood edges; further, oil-based product is preferred. Paint or varnish protects wood from moisture and helps to prevent further door problems. Please be advised that some fiberglass and metal doors have wood frame edges.

2. Warping:

Warping is also a result of too much moisture. Should a door ever warp, the best care is drying in the sun. If drying the door thoroughly won't straighten a badly warped door, apply weight to the bulged side and leave it for two or three days.

OTHER SLIDING DOORS:

Closet doors, laundry doors and patio screen doors have been installed and are in good working condition at the time of move-in. These doors are subject to coming out of alignment more easily than swing doors depending on the frequency of use and how they are closed. Often the closet doors can lift out of the floor track. Simply lift the wheels back into the track. Subsequent adjustments to these doors after the final walk-through are a homeowner's maintenance responsibility.

POCKET DOORS:

Pocket doors are convenient and save space. In certain floor plans, the space does not function as well without them. However, due to the small clearance in the pockets, they sometimes stick and are noisier than regular doors. The larger the pocket door, the higher the chance of warping which can create a sticky door condition. *Unfortunately, these minor drawbacks are often extremely difficult to rectify; therefore, we cannot provide a warranty on the pocket doors.* If you find this possible shortcoming unacceptable, please contact your sales coordinator as soon as possible as we can often provide regular doors in their place.

TRIM & MOLDINGS:

It is normal for trim and moldings, such as baseboards, to shrink and settle. They may separate from the floor and leave a small gap that will catch dust and dirt. You can take care of this problem by loosening the trim and re-nailing or gluing it in its proper position. If a small separation occurs at the corners or other seams, it can be filled with wood filler that can be stained or painted to match the molding.

GARAGE DOOR & OPENER

GARAGE DOOR:

Your garage roll-up doors have been installed with an exterior weather-stripping to minimize air and water infiltration, however, they are not designed to keep water out completely. In average or heavy rainstorms, water will enter the garage through jambs and under the doors themselves. While garage floors are sloped toward the openings to facilitate drainage out, any water that enters the garage from driving rain or from a dripping wet car will seek out any low spots on the garage floor and limited amounts of puddling may occur. This is not considered as a construction defect. Further, as an industry design standard, a garage is not intended as a living space, therefore no insulation is placed in garage ceiling or walls, and no vapor barrier is placed underneath the garage concrete slab.

Certain subdivisions offer wood garage doors as an upgrade. While these wood doors are aesthetically appealing, they require regular maintenance, including inspection, repainting or re-varnishing. For the stained wood garage doors, 3 coats of Marine Spar Varnish are recommended when refinishing becomes necessary. For the painted wood garage doors, periodic re-caulking and repainting are to be expected. The maintenance frequency is dependent on exposure to the elements, but inspection at least once a year is necessary. Homeowners who prefer minimal maintenance should select the standard metal garage doors.

Your garage door needs very little maintenance. Here are some care suggestions:

1. Lubricate moving parts: door rollers, bearings and hinges. Do not oil the springs.
2. If the garage door swells or does not slide smoothly, apply bar soap to the track.

GARAGE DOOR OPENER (if applicable):

Read your manual before operating your new garage door opener. Operate your garage door opener only when the garage door is fully visible and free of any obstructions. No one should enter or leave the garage while the door is in motion.

Do not allow children to operate the garage door or the remote control. Children should be supervised by an adult whenever in and around the garage area.

Your garage door will stop and reverse its direction when obstructed or when the push button control is pressed while the door is in motion. Do a safety reverse test every month or after any adjustments are made to the garage door and/or garage door opener.

NOTE: If you have ordered the optional garage door opener, a cross support may be installed on the main door to help stiffen and support the door for the opener. Please read the supplied instructions from our garage door company prior to installing your own opener to prevent damage to the door.

In addition, with a wide range of vehicles on the market, the garage spaces of the selected model may or may not meet your needs. Please check the garage sizes, particularly on single-car or tandem garages, which are often designed to accommodate only small vehicles.

FOUNDATIONS & BUILDING STRUCTURE

ATTIC STORAGE:

On selected homes, Cresleigh Homes may offer an optional pull-down ladder with storage in the attic. Please note that this option has **not** been designed for heavy storage that exceeds **10 pounds per square foot** and is not intended for human occupancy. **OVERLOADING OF THE ATTIC TRUSSES MAY LEAD TO STRUCTURAL FAILURE OR OTHER SERIOUS CONSEQUENCES.** A very important code requirement of each floor plan design includes a fire enclosure envelope that will inhibit the spread of fire from the garage to the living area. Many of our homes are designed to include the attic storage option and not compromise the integrity of the fire enclosure. The storage option is available only in those floor plans. Where the storage option is not available, it is likely that either the fire enclosure design does not allow for any opening in the finished garage ceiling, or the roof truss design is not suitable for attic storage. **PLEASE DO NOT CONSTRUCT YOUR OWN ATTIC STORAGE AREA IN THESE FLOORPLANS.**

WOOD SUB FLOORS (TWO-STORY HOMES):

Many diverse building materials are used in construction, and each material possesses its individual characteristics. The primary material used in residential construction is wood. If your home is built with a wood sub-floor, the floor sheathing will be nailed with ring shank nails and glued to reduce squeaking, however, squeaking may still occur. Our warranty does not cover floor squeaking. Some vibration or "flex" is also to be expected. This should not be mistaken for a structural deficiency -- it is a common occurrence and quite natural with wood construction. The vibration may sometimes cause loose or unstable objects to rattle and is not a warranty item. A concrete underlayment option is available to upgrade the wood floor performance.

POST TENSION SLABS:

Some subdivisions are located in areas that contain highly expansive clay soil, which can cause distress to regular concrete floor slabs. To address the soil expansion effect, the concrete floor slabs at these subdivisions are constructed with a post-tension foundation system that is structurally designed for expansive soil. **BECAUSE OF THE POST-TENSION CABLES IMBEDDED IN THE SLAB ARE TIGHTLY DRAWN AND EXERT A GREAT DEAL OF TENSION, THE HOMEOWNER SHOULD NOT MAKE ANY MODIFICATIONS TO THE HOME THAT REQUIRES CUTTING INTO OR OTHERWISE INVADING THE SLAB FLOOR. TO DO SO COULD PUT THE HOMEOWNER AT RISK OF SERIOUS INJURY.** A professional who is familiar with this method of construction should be used to undertake any such modifications to the concrete slab. Similarly, it is highly recommended that the homeowner consult with a professional prior to installing patios or walkways or prior to making any exterior modifications requiring concrete flatwork.

CABINETS

Your kitchen and bathroom cabinets are made of hardwood. You should clean them just like other wood furniture. Do not allow water or any chemical to stand on the surface. Wipe off any spill immediately. Use only non-abrasive cleaner to preserve the surface finish.

Always check the shut off valves and drains under the kitchen and bathroom sinks for moisture problems. Leaks can damage the cabinets.

Grain variations in cabinets, stair rails, and other stained wood materials are normal. In addition, differences in wood density and surface grain will result in color variations in the finished stain. Color variations on your stained products are to be expected. As with all finishes exposed to sunlight, your cabinets, rails and wood flooring materials may fade from sun exposure over time.

FIREPLACE

Before using a fireplace, be sure that the damper is open. It should be kept closed when not in use so that warm or cool air will not escape from your home and increase your energy bill. Fireplaces equipped with glass doors should be operated with the doors fully open or fully closed.

Make sure the flue damper is in open position before lighting a fire. In the winter when the chimney is cold, a little smoke may escape into the room. Hold a lighted newspaper up inside the firebox near the open flue damper to clear the flue of cold air. If smoking occurs an hour or two after lighting fire, your well insulated home may have negative pressure from exhausting too much air without adequate make-up air supply; check to see if the outside combustion air kit of the fireplace is open and without obstruction at the exterior air entry, or crack open a window.

"Cure" the refractory lining by building only small fires the first two or three times you use the fireplace. The refractory back, sides and bottom are made from a combination of materials including refractory cement and water. Large roaring fires built on "uncured" refractory could generate steam within the refractory and cause cracks.

For gas fireplace, no conditioning of the refractory lining (if it has one) is necessary, however, it may take 8 to 10 hours to completely burn off any smell of a new gas fireplace. Opening windows is recommended.

Your fireplace is intended for use with solid wood fuel only. It is best to use dry and well-seasoned hardwood. Soft woods tend to burn very quickly.

Do not burn wood products with synthetic binders like artificial logs or plywood, as these produce abnormally high temperatures and sputtering, smoking fires.

Do not burn trash in your fireplace because a sudden flare up or sparks may damage walls or start a fire.

Do not use kerosene, gasoline, etc. for lighting because these liquids can easily leak out of the fireplace and catch surrounding areas on fire.

Do not overload the fireplace. Place logs carefully on the grate in the burning area. As the fire burns, logs can shift and roll into the room if not carefully stacked and tended.

Keep the area in front of the fireplace clear of combustible materials such as drapes, paper products, wood storage, furniture, etc.

Keep the fire screen closed at all times when burning, except when adding fuel.

Never leave your fireplace unattended while it is burning.

Keep base of fireplace clean of excess ash accumulation to prevent grate "burnout".

BATH, COUNTER, TILE & STONE SURFACES

GENERAL NOTE:

Dark color finishes such as dark ceramic tiles, hardwood floor and kitchen sinks appeal to certain homeowners. However they show flaws, scratches and dirt in very noticeable ways. In a normal construction environment or typical home use, certain amounts of scratches are unavoidable, many scratches are not noticeable on most finishes, but may become an eyesore on dark finishes. The homeowners who are not prepared to accept this fact should not select dark finishes, as they are not warrantable items.

CERAMIC TILE:

Ceramic tile is very strong and non-porous, but should be handled with care. Tiles may be cracked or damaged by excessive weight or a sharp blow. The grout between the tiles is porous and should be sealed with silicone grout sealer to protect it from stains and dust. Always follow the instruction of the grout sealer manufacturer carefully.

During the first month simply use a damp cloth for daily upkeep of tile areas. Do not use detergent during this curing stage. After the first month, ceramic tile may be cleaned with soap and water or any non-abrasive household cleaner. Do not scrape grout or tile with any metal objects in order to clean.

Minor separation or cracking of grout between the tiles and where tiles are joined with other surfaces will eventually occur. This is caused by normal expansion and contraction of materials. We have provided, for your convenience, extra dry grout material to be used in filling cracks. The repair process is very simple: just place some dry grout into a paper cup, add a little water, mix until it has a consistency like peanut butter and apply to the cracked grout by smearing over the line. Remove the excess grout with a sponge and let dry. Buff the grout with a soft cloth. Tile grout cracking over wood decking is particularly difficult to eliminate as minute vibration or movement may cause the grout (and sometimes the tile) to crack. Further, unless the tile cracks are identified at Walk-through, no warranty is provided for tile cracks. Tile cracks may be caused by abuse or random events; both are beyond the Builder's control. As stated earlier, any small movement on the tile substrate may cause the tile and grout to crack (for example, cracks on concrete slab due to random shrinkage and natural random wood movements due to changes in moisture content).

Like grout, the caulking around your kitchen sink, tile entry and tile fireplace facing will eventually dry out and crack. Should any areas require re-caulking, clean and remove any loose material, let dry and apply a bead of caulking and wipe with a damp sponge until you feather in the new caulking to closely match the existing material.

As the minutest movement on the tile substrate may cause the grout to crack, tile grout on counter tops and particularly on wood floors will inevitably crack. While these grout cracks are usually not noticeable, they may not be acceptable to some homeowners, and they should not choose tile countertops or tile on wood floors for their home. Grout cracks may re-occur even with periodic grout repair, especially for tile on wood floors. *Grout cracks are not covered by warranty.*

CULTURED MARBLE:

Cultured marble is very durable and long lasting; however, it will scratch or chip with a heavy blow. To keep your cultured marble sparkling clean, apply a coat of good quality white automotive cream wax and buff to a high shine with a soft cloth or bath towel. Repeat every six months for easier cleaning and long-lasting protection.

Never use abrasive cleaners such as scouring powder or pads, steel wool, or anything that could scratch or dull the surface. Instead, use warm water and liquid detergents or other non-abrasive cleaners to retain the newness and luster for many years. Should the surface become dull, rubbing the dull area vigorously with a good automotive polishing compound can restore the original shine. The area may then be buffed out with a light application of automobile wax.

For mold and mildew, use a liquid mildew remover (Tilex or similar) or make a paste of baking soda and cool water. Apply paste to entire surface of unit. Allow to fizz a few hours, and then rinse thoroughly with cold water.

For hard water scale deposits, use liquid scale remover. Apply with a sponge until the scale disappears, then rinse thoroughly with cold water.

CORIAN (IF APPLICABLE):

With proper care, Corian surfaces will stay looking like new. Corian was created for a lifetime of easy care. Most dirt and stains can be removed by cleaning the surface with soapy water or ammonia-based cleaner. However, slightly different techniques must be used to remove difficult stains, depending on the type of countertop finish in your home. Follow the manufacturer's recommendations in their care and maintenance package for specific care instructions.

PREVENTING HEAT AND OTHER DAMAGE TO CORIAN:

Corian withstands heat better than ordinary surface materials. However, hot pans, as well as some heat-generating appliances, like frying pans or crock-pots, can damage the surface. To prevent heat damage, always use a hot pad or a trivet with rubber feet to protect your Corian.

Avoid exposing Corian to strong chemicals such as paint removers, oven cleaners, etc. If contact occurs, quickly wash the surface with water.

Do not cut directly on Corian countertops.

GRANITE OR MARBLE:

No two pieces of natural stone will look exactly the same. Natural stone is formed over millions of years, and has many natural markings. Natural stone will have different shades and colored veins within the same block of stone from which it is cut. Natural stone will look different from the sample and different than our model home installations, because the coloring, shading and fissure and vein locations are the result of a natural process that cannot be fully controlled. Natural Stone can contain fissures (veins) and fillers that are inherent characteristics and are not considered flaws. Fissures are usually filled with hard resins and polished. These resins do not polish to an exact match with

the stone; you may see fissures in the final installation. This is not a structural defect and will not affect the overall performance. The individual tiles may vary in size. Not all of them are 12" X 12" square in size. Further, there are variances in the height and width of each tile. When they are installed this will give an uneven surface appearance so that you should expect to have a condition where some tiles may be "higher" than others. (The same is also true of counter tile and trim.) Grout joints of 3/16" to 1/4" are used between tile on floors. This tends to minimize the number of high tile areas on a floor. Natural stone is not a "fire glazed" product as are most ceramic tiles.

Granite and marble will absorb water and are vulnerable to staining. For this reason, Cresleigh strongly recommends that all granite and marble surfaces be sealed with a professional grade sealant such as the Miracle 511 Impregnator, or equivalent products. *It is the homebuyer's responsibility to initially seal and periodically reseal the granite and marble surfaces.* The frequency of resealing is dependent upon the amount of wear and tear. If water no longer beads on the stone surface, it is time to reseal. Even on a sealed stone surface, it will absorb some water if it is left sitting for a period of time, resulting in a darkened surface. This is normal and is particularly noticeable on lighter colored stones. It will dry up and return to its normal color after the water is wiped off. The chore of sealing or resealing is rather easy and can often be accomplished in less than half of an hour. Due to the high cost of granite slab counters, as a one-time exception and a courtesy to our homeowners, Cresleigh will seal the granite slab counters immediately after installation to safeguard against accidental staining. Homeowners are still required to touch-up seal and periodically reseal the slab counters. Again, sealing and resealing of granite or marble tiles (including those on counter, wall and floor) are the responsibilities of homeowner.

FIBERGLASS/ACRYLICS:

Today's building industry and their customers benefit from advances in the manufacturing of various materials that are extremely durable as well as aesthetically pleasing. One of these materials is fiberglass. Two major benefits of a single-unit fiberglass bathtub/shower are the minimal amount of maintenance required to keep it looking like new, and the avoidance of water damage in the walls behind the tub enclosure. Because it is a single unit, there are no seams to grout or maintain. The fiberglass unit is extremely durable, and Cresleigh Homes further enhances this durability by installing the tub in a bed of mortar. However, it is not uncommon that some damage may occur to a unit during shipping and installation. If a unit is damaged during shipping or installation, the recognized industry procedure is to repair the damage by a manufacturer-approved repair specialist according to the manufacturers specifications. The repair will not be easily detectable or in any way affect the durability of the unit.

Fiberglass or acrylic surfaces on your tub/shower should be treated just like your cultured marble vanity. When waxing, DO NOT wax textured, slip resistant standing/walking surfaces. Follow manufacturers' recommendations on maintenance.

SHOWER ENCLOSURE CHECKLIST:

1. Sealant joint maintenance includes regular (annually or whenever sealant failure is apparent) removal of the existing sealant and replacement according to the sealant manufacturer's recommendations. Of particular importance is the requirement for clean and dry surfaces for proper sealant adhesion and the minimum curing time (minimum of

24 hours) before the shower or tub is used. Sealant and grout joint fillers should be repaired when splits, cracks, or holes are noted. Similar sealant maintenance is required with metal-framed and frameless glass enclosures.

2. Allow for proper ventilation into the room between baths and showers.
3. If Owner's tub/shower is fiberglass or acrylic, use only a mild, non-abrasive liquid detergent solution to clean it. If water scale has been allowed to build up, attempt to clean it only using a natural product, do not use chemicals that may dull and/or etch the finish surface. There are special bathroom cleaners available that are specifically formulated for use on fiberglass tubs and showers.
4. Owner can protect and restore the gloss by applying an acrylic polish or automotive paste wax. Minor scratches can be buffed out using an automotive polishing compound and then following up with a coat of wax. Deep scratches, should they occur will require professional restoration.
5. Inspect the joint at where the fiberglass or acrylic tub/shower joins the drywall every six (6) months and touchup any shrinkage or gaps in the caulking as needed. Remove and replace any caulking that is showing signs of mildew.
6. Check the grout and seal silicone where glass meets the surround. Do not seal in any weep holes on shower pan or tub. Check with manufacturer's guidelines and recommendations.
7. To keep Owner's tile shower and bathtub enclosure walls mildew-free, clean regularly with tile cleaner or a fungicide such as ammonia. Remove mildew origination with a mildew remover or chlorine bleach and water solution (1 part bleach to 4 parts water).
8. Heavier buildup of mildew can be removed by using a cleaning solution of three (3) tablespoons of Tri-Sodium Phosphate (TSP) and 1-1/2 cups of household bleach in one (1) gallon of water. TSP can be found in the paint department at Owner's local home improvement center. Do not mix bleach with ammonia. Use rubber gloves to protect Owner's hands when using a bleach solution.
9. Inspect the joint at the tub to tile every six (6) months. Touchup shrinkage and gaps by cleaning and filling the dry joint with a flexible caulking compound such as silicone rubber, according to the manufacturer's directions.
10. If Owner's tub has whirlpool jets thoroughly review the spa pamphlet for instructions on operation, controls, care and cleaning and for precautions/safety instructions. This is a consumer product and Owner must complete and mail in the warranty registration card in order to obtain service.
11. If Owner use a rubber or plastic "anti-skid" mat, make sure to remove it from the tub or shower after use to avoid harm to the surface finish.
12. Caulking shower doors, sinks, toilet/floor joints, tubs, etc. should be monitored for deterioration and repaired when cracked and/or when pulling away from surfaces, breaking its intended seal, to prevent moisture build-up, mildew or structural damage in extreme cases.
13. Disconnected or inoperable bath/laundry area fans should be repaired immediately by a qualified technician to prevent moisture and mildew.

WARNING:

WHEN USING ANY CLEANING OR POLISHING MATERIALS, MAKE SURE TO READ AND FOLLOW ALL PACKAGE INSTRUCTIONS CAREFULLY. WEAR RUBBER GLOVES AT ALL TIMES AND AVOID CONTACT WITH EYES, SKIN, CLOTHING, RUGS AND FURNISHINGS. MAKE SURE ALL RESIDUES ARE RINSED OFF THOROUGHLY.

INTERIOR WALLS & CEILINGS

MINOR REPAIRS:

Cracks and nail pops in interior walls (drywall) often develop in a new home due to settling and adjustments in moisture content of the wood members and drywall compound and will be repaired prior to your move-in. **SUBSEQUENTLY, THESE MINOR REPAIRS BECOME YOUR RESPONSIBILITY**, but they are very simple and can be accomplished easily. Cracks at the inside corners of drywalls can best be repaired by applying painter's caulking. Just cut off the sealed tip of the caulking tube with a pair of scissors or knife and apply a "thin" bead of caulking over the crack. Use a damp rag to wipe off most of the caulking, only leaving enough to fill the crack. After 24 hours of drying, use the provided paint to repaint the area. Repair on outside corners, nail pops, or other areas of the dry wall can be done with lightweight Spackle. Painter's caulking as well as Spackle is available from paint or hardware stores.

INTERIOR PAINT TOUCH-UP:

While the kitchen and bathroom walls have been painted with a semi-gloss washable paint to make clean-up of spills and handprints simple, the "flat painted" areas of your home should not be washed to remove marks. Washing of the flat painted areas will remove not only the paint, but will result in the drywall texture being removed as well. Flat areas should simply be touched up with fresh paint as needed, you will be provided with a touch-up kit at walk-through orientation. Do not scrub or use any abrasive cleaners. Strong chemical cleaners may cause permanent damage or even remove the paint.

GHOSTING OR SHADOWING:

These are terms used to describe staining on interior wall and ceiling surfaces, or other locations, when there is no obvious source or cause. Ghosting occurs when there is a source of particulate matter, like the carbon soot from candles, and a driving force, like gravity, electrostatic attraction, or a forced air unit to push the particulates against a surface. Activities such as burning incense, grilling foods, using your oven's cleaning cycle, fireplace, and hobbies that produce smoke or flame will increase indoor pollution and the problem of staining. By far, the burning of candles is the leading source of soot-staining in homes. Not ventilating indoor pollutants to the exterior of your home will result in surface accumulations of soot at air registers, at carpet to wall junctions, at door undercuts, or may result in patterned staining of wall and ceiling surfaces.

Heated soot particulates attracted to cooler surfaces will deposit themselves on the interior side of exterior walls or ceilings where the sheetrock is attached to cooler framing members. This problem is often referred to as stud shadowing. Sometimes these surfaces become striped with soot where each frame member exists on the hidden side of the wall or ceiling surface. Sheetrock fasteners may become evident as each fastener location may become dotted with soot. To avoid the ghosting problem, ventilate your home properly and limit activities that result in carbon laden soot emissions, such as burning candles and oil lamps. Ghosting or shadowing is not covered by warranty.

FLOORING

MOISTURE AND FLOORING SELECTIONS:

Should the Owner wish to change the type of flooring in the future, the Owner's installer should investigate and verify that the intended installation method is compatible with the construction of the home. This is especially true for flooring systems that are sensitive to moisture such as solid wood and wood composites. Declarant has built the Owner's home with care in selecting floor finishes that are compatible with the construction of the home. Owner's flooring installer is the best source for determining the requirements for the products they are installing.

CARPET:

Carpet needs regular care to prolong its life. A good practice is to go over your carpet lightly, especially the traffic areas, each day with a vacuum cleaner. At least once a week give the carpet a thorough vacuuming, preferably with a vacuum equipped with a revolving brush and/or beater-bar. Use a washable throw rug in high traffic areas. Carpet can fade because of prolonged exposure to sunlight. Close drapes and blinds during peak daytime hours.

Shading is not a change in color but a change in pile direction that sometimes appears here and there in a carpet or rug. Solid color cut pile carpet may show shading more than patterned styles and textured surfaces. It is a characteristic of certain styles of carpet and rugs and not a defect.

Occasionally a tuft will rise above the pile surface of a carpet. Just snip this tuft level with the pile surface. **DO NOT PULL THE TUFT OUT.**

Most stain damage can be reduced to a minimum if attended to properly as follows:

1. Sponge dry stain or spills immediately.
2. Keep stain remover handy.
3. Blot spill, but do not rub.
4. Let cleaned area dry thoroughly before vacuuming.

Periodic professional cleaning (not more than once a year) may restore the carpet to like-new condition.

Dark gray or black lines under doors, around baseboards, and along the edges of stairs are symptoms of filtration soiling. Filtration soiling is caused by foreign contaminants such as dust, fumes, smoke, cooking oils, and other airborne pollutants. In a home environment, the airflow of the particles is over and through the carpet. The carpet acts as a filter, thus trapping those contaminants and discoloring the carpet, especially in areas of concentrated airflow. Filtration soiling is most visible on lighter colored carpets, particularly off-whites. This condition may appear over a period of weeks, months or even years.

The severity of the dark lines will be proportional to the volume of airflow and the relative dirtiness of the air. The airflow is created by heating and air conditioning systems, thermal expansion and contraction of the air, or the natural convection currents in the home. It may also be caused by wind blowing through a home via windows which regularly remain open.

Filtration soiling is not an indication of low quality carpet or of a defect in the carpet or its components. It can appear on any carpet regardless of the price, style, quality, and construction of face fiber. Stain resistant treatments will not prevent the soiling.

We can offer a few suggestions to help eliminate the lines from appearing; although, complete prevention is not possible. Leaving inside doors open as much as possible will help prevent filtration soiling lines from appearing in doorways. Keeping the air inside the structure as clean as possible by regularly cleaning and replacing heater and air conditioner filters is another good preventative measure. Perhaps, the most effective suggestion is to avoid very light color carpet such as white.

Filtration soiling is usually partially correctable by professional cleaning. However, some of these airborne pollutants are oily in nature and attracted to synthetic carpet fibers. These factors can make complete removal of filtration soiling quite difficult and sometimes impossible. The professional carpet cleaner should be aware that filtration soiling rarely responds to normal cleaning procedures and other cleaning solutions specific to filtration soiling should be used for best results.

VINYL:

Vinyl floors are durable and require minimal care. Some preventive care and helpful hints:

1. Because of the construction of vinyl floor products, do not apply a wax or any wax based cleaning product to any vinyl floor, you will destroy the special finishes applied by the manufacturer. It is always recommended to use the appropriate floor cleaning products specifically recommended by the appropriate manufacturer.
2. Sweep or vacuum your floor on a regular basis to remove loose dirt. Dirt and grit are abrasive and can scratch and dull your floor's surface.

NOTE: Do not use a vacuum with a beater brush as this can damage your floor's surface.

3. Wipe up spills as soon as possible to minimize the possibility of permanent staining. Never use abrasive cleaners as they can permanently mar your floor. To remove stains, rub lightly with a 10 to 1 dilution of liquid bleach. Rinse and let dry.
4. Damage from tracked-in dirt and grime can be avoided by placing floor mats at entryway. **DO NOT USE RUGS WITH RUBBERIZED BACKING THAT MAY DISCOLOR VINYL FLOORING.**

5. When moving appliances and furniture, place plywood or hardboard panels over vinyl areas to protect the floor. Do not drag appliances across an unprotected floor.
6. Any vinyl floor can indent from pressure points. Avoid wearing spiked or stiletto heels on your floors. Furniture legs can also indent your floor, so equip furniture and appliances with large-surface casters, glides or furniture caps. Use hard plastic casters and cups, as some types of rubber may permanently stain light-colored flooring.
7. Bubbles sometimes appear on freshly laid vinyl, but they will disappear in a short time and are considered normal. Discoloration on vinyl may occur from time to time due to failed toilet wax seal, accumulated moisture vapor from seepage under foundation caused by landscape irrigation, or other moisture-related problems. These types of discoloration are unsightly but are not covered by warranty.

HARDWOOD FLOOR:

A natural characteristic of wood is to swell when exposed to moisture. Do not use water on wood floors or allow it to stand on the floor. Remove spills promptly. Use a soft cotton cloth to clean wet spills. To remove sticky or dried spills, use a soft cloth or pad dampened with a recommended floor cleaner. Use the manufacturer's recommended wood floor cleaner for the entire floor. Always spray the cleaning solution onto a dry, soft cloth to clean the floor. **DO NOT DAMP MOP.**

Place mats at exterior doors to prevent sand and grit from coming into your home. Grit and sand are a wood floor's worst enemies. Sweep or vacuum your floor as often as necessary to remove loose sand or grit before it can scratch the surface of your floor.

Use area rugs in high traffic areas, at end of steps, or near doorways, etc. All rugs should allow the floor to breathe. For this reason, avoid rubber-backed, coca fiber, plastic mats or other non-ventilated rugs as they can discolor or scratch the floor. To prevent slippage of area rugs, use an approved vinyl rug underlay from a reputable manufacturer.

Hardwood is an attractive flooring option, but it is not recommended in areas susceptible to water damage such as entry foyer, sliding glass door areas, and the kitchen floor unless the homeowner is willing to take special care to always keep the hardwood floor dry. *It should also be noted that most hardwood flooring available today is not solid hardwood, but engineered wood planks with only the top layer being hardwood.* Any objects placed on hardwood floor over a period of time will create a differential fading effect as compared to its surrounding areas, as the covered area is more protected from the ultra violet rays. Vacuum cleaners with rotating brush heads may cause scratches on hardwood floor and should only be used over carpeted areas.

NOTE: Hardwood floors can fade or change color because of prolonged exposure to the sun. Close drapes and blinds during peak daytime hours.

To prevent indentation, put floor protectors under the legs of furniture. Certain types of casters on furniture can damage hardwood flooring. Barrel-type caster wheels or wide flat glides are best for protecting your hardwood floor. If your furniture does not have the right type of caster, we recommend that you change them. When moving heavy furniture or appliances, slip a blanket or scrap of carpet face down under each foot and slide the furniture carefully. This will help avoid scratching and gouging. SPIKE OR STILETTO HIGH HEEL SHOES CAN CAUSE DENTING AND RELATED DAMAGE TO HARDWOOD FLOORS.

It is normal for hardwood floors to shrink slightly, causing small separations to appear between boards. A humidifier is recommended to prevent excessive shrinkage in wood floors due to low humidity levels. Wood stoves and electric heat tend to create very dry conditions. A humidity level of 45-55% is recommended.

LAMINATE FLOOR:

Laminate floor is very similar to hardwood floor except that the floor planks are veneered with laminate similar to the laminate kitchen counter tops. The laminate surface offers improved performance on abrasion, moisture resistance, and maintenance. However, wet mopping and pushing water behind the base boards is not recommended. The risk of product failure is also much higher in bathrooms where constant high humidity is present. While laminate floor is much better than hardwood floor for resisting moisture, Cresleigh Homes does not recommend this product in areas of high moisture or humidity.

Most non-carpet flooring materials will scratch over time. Despite care and protection during construction, some surfaces will still be scratched before you move-in. Unless it is an unusual circumstance, we will not replace flooring materials that are scratched. Marble and hardwood floors are softer materials and are more susceptible to scratches. For the carpeted areas, the nails of the tack strips on the perimeter of the carpet may at times protrude through thin carpets, hammering them down will solve the problem. You should take into consideration on material selection that floor tiles are slippery when wet, and some tiles are more slip resistant than others. If your bathtub has a tiled step, Cresleigh will install slip resistant strips at your request, free of charge. These strips may not be aesthetically pleasing, but they add an extra safety measure. Please refer to the document titled "What You Should Know about Flooring Materials" for additional information. This document is included with your sales documents.

SMOKE DETECTORS

Smoke detectors are designed to give early warnings in case of fire. Test your smoke detectors every week to make sure they work properly. Press the test button until you hear a loud sound, then release.

Your new smoke detectors are wired into the home's electrical system, but they also have a battery back up in case of power failure. If you notice a "chirping" sound coming from a smoke detector, it may indicate a low battery. You should change the battery in each smoke detector AT LEAST ONCE A YEAR, and vacuum around smoke detectors periodically to remove dust.

Do not attempt to repair smoke detectors yourself.

For the Owner's safety, the Owner must clean each smoke detector monthly to prevent a false alarm or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working.

Smoke detectors are installed in accordance with building codes, which dictate locations. Declarant cannot omit any smoke detector and the Owner should not remove or disable any smoke detector.

Declarant does not represent that the smoke detectors will provide the protection for which they are installed or intended. Declarant will test smoke detectors during the orientation to confirm that they are working and to familiarize the Initial Owner with the alarm. The Owner is responsible for obtaining fire insurance.

If Owner's home is equipped with fire sprinklers, Owner must make sure that sprinklers are not blocked by any means, such as by ceiling speakers or built-in bookcases in living spaces and in the garage.

APPLIANCES

WARRANTY SERVICE:

Refer to the manufacturer's use and maintenance guide of your appliances before using them. Be sure to mail in any warranty cards. If an electrical appliance fails to operate, before calling for service, be sure the appliance is plugged in and the circuit breaker is not tripped.

Appliance and equipment warranties, including garbage disposal, are provided directly from the manufacturer. You should contact them directly for warranty service at the phone numbers provided in the move-in package. It is the homeowner's responsibility to set the thermostat, the sprinkler timer, and the security codes on the garage door opener. The operating manuals for these items are included in the move-in package. In addition, you may request a demonstration of the proper use of these items during your walk-through orientation, or schedule an appointment with a Cresleigh Representative.

SAFETY WARNINGS:

DO NOT STORE OR USE COMBUSTIBLE MATERIALS, GASOLINE OR OTHER FLAMMABLE VAPORS AND LIQUIDS IN THE VICINITY OF ANY APPLIANCE.

USE YOUR APPLIANCE ONLY FOR ITS INTENDED USE AS DESCRIBED IN THE MANUAL.

DO NOT ATTEMPT TO REPAIR OR REPLACE ANY PART OF YOUR APPLIANCE UNLESS IT IS SPECIFICALLY RECOMMENDED IN THE MANUAL. ALL OTHER SERVICING SHOULD BE REFERRED TO A QUALIFIED TECHNICIAN.

BEFORE PERFORMING ANY SERVICE, DISCONNECT THE POWER SUPPLY AT THE HOUSEHOLD DISTRIBUTION PANEL BY SWITCHING OFF THE CIRCUIT BREAKER.

DO NOT LEAVE CHILDREN ALONE OR UNATTENDED IN AN AREA WHERE AN APPLIANCE IS IN USE. THEY SHOULD NEVER BE ALLOWED TO SIT OR STAND ON ANY PART OF THE APPLIANCE.

DISHWASHER:

1. Use only detergent or cleaning agents recommended for use in dishwashers.
2. Do not wash plastic items unless marked "dishwasher safe" or equivalent. Load plastic items so they will not become dislodged and drop to the bottom of the dishwasher. They might become damaged by contact with the heating unit.
3. To get dishes clean and dry, you need hot water. To help obtain the proper water temperature, your dishwasher automatically boosts the temperature of the hot water during the wash cycle. For proper washing and drying, the entering water must be at least

120 degrees, but should not exceed 150 degrees. Excessively hot water can cause damage to your dishes.

4. If outside temperatures are unusually low, or if your water travels a long distance from the water heater to the dishwasher, you may need to adjust the water heater thermostat up. If you have not used the hot water for some time, the water in the pipes will be cold. Turn on the hot water faucet at the sink and allow it to run until the water is hot. Then start the dishwasher. If you have recently done laundry or used the hot water for showers or baths, give your water heater time to recover before operating the dishwasher.
5. Clean the outside of your dishwasher with a good appliance polish wax. Do not use scouring pads or harsh or gritty cleaners to avoid scratching the surface.
6. The inside of the dishwasher usually takes care of itself. When the dishwasher needs cleaning, use a mild cleansing powder. Scouring pads and harsh cleaners can mar the finish.
7. The selection of an upgraded extra quiet model dishwasher does not mean that you will not hear it when it is running. In addition, no dishwasher will completely dry all water out on a heated dry cycle when there are glasses or bowls with recesses that hold water. If you are concerned about the “quietness” of an appliance, a Cresleigh Representative may turn on the electrical and water service to a modeled appliance for your checking, prior to making a decision.

SELF-CLEANING ELECTRIC RANGE (IF APPLICABLE):

WARNING:

ALL RANGES CAN TIP AND INJURY COULD RESULT. TO PREVENT ACCIDENTAL TIPPING OF THE RANGE, DO NOT ALLOW ANYONE TO CLIMB, STAND OR HANG ON THE DOOR, DRAWER OR COOKTOP. THEY COULD DAMAGE THE RANGE AND EVEN TIP IT OVER, CAUSING SEVERE PERSONAL INJURY.

1. Do not store flammable materials in an oven or near the cook top.
2. Do not use water on a grease fire. Never pick up a flaming pan. Turn the burner off, and then smother the flaming pan by covering the pan completely with a well-fitting lid, cookie sheet or flat tray. Flaming grease outside a pan can be extinguished by covering with baking soda, or, if available, a multi-purpose dry chemical or foam-type fire extinguisher.
3. Use only dry potholders - moist or damp potholders on hot surfaces can result in burns from the steam. Do not let potholders touch hot heating elements. Do not use a towel or other bulky cloth.
4. Never wear loose-fitting or hanging garments while using the appliance. Flammable material could be ignited if brought in contact with hot heating elements and can cause severe burns.

5. For your safety, never use your appliance for warming or heating the room.

SURFACE COOKING UNIT:

1. Use the proper pan size to cover the surface unit-heating element. The use of undersized cookware will expose a portion of the heating element and direct contact can result in the ignition of clothing.
2. Never leave surface units unattended at high heat settings. Food and grease that boils over can smoke and can catch on fire.
3. Only certain types of glass, ceramic, earthenware or other glazed containers are suitable for cook top service; others may break because of the sudden change in temperature.
4. Always turn the unit OFF before removing cookware.

OVEN:

1. Stand away from the range when opening the oven door. Hot air or steam that escapes can cause burns to hands, face and/or eyes.
2. Do not heat unopened food containers in the oven. Pressure can build up and cause the container to burst.
3. Keep oven free from grease build-up.
4. Place oven shelf in desired position while oven is cool. If shelves must be handled when hot, do not let the pot holders come in contact with the heating units in the oven.
5. Do not use your oven to dry newspapers. If overheated, they can catch on fire.
6. Do not leave paper products, cooking utensils or food in the oven when not in use.

SELF-CLEANING OVEN:

1. Do not clean the door gasket. The door gasket is essential for a good seal. Care should be taken not to rub, damage or move the gasket.
2. Do not use oven cleaner. No commercial oven cleaner or oven liner protective coating of any kind should be used in or around any part of the oven.
3. Before self-cleaning the oven, remove broiler pan and other cookware.
4. Be sure to wipe up excess spillage with a damp cloth or sponge before starting the Self-Clean operation.

To clean the outer painted finish, wash the surface with mild soap and water. Be sure the electrical power is disconnected before cleaning any part of your range. Rinse the surface

with clean water and dry with a soft cloth. If you wish, occasionally apply a thin coat of mild cleaning wax to help protect the finish.

There are a number of precautions you can take to avoid marring the porcelain enamel surface of the cook top and prevent it from becoming dull. Do not slide heavy pans across the surface. If you spill foods with a lot of acid (tomatoes, etc.) or foods with high sugar content, clean them up as soon as possible. If allowed to set, these foods can cause a dull spot. Also, no matter how stubborn the food stain, never use harsh, abrasive cleansers. They could permanently damage the enamel surface.

SELF-CLEANING GAS RANGE & GAS COOKTOP (IF APPLICABLE):

Follow the previous warnings and instructions on Self-Cleaning Electric Range and Surface Cooking Unit. Please take the following precautions:

1. Always use the LITE position when igniting top burners and make sure the burners have ignited.
2. Adjust the top burner flame so it does not extend beyond the edge of the cookware. Excessive flame is hazardous.
3. If the range is located near a window, do not hang long curtains that can blow over the top of the burners creating a fire hazard.

IF YOU SMELL GAS:

1. OPEN WINDOWS AND EXTINGUISH ANY OPEN FLAME.
2. DO NOT TOUCH ANY ELECTRICAL SWITCHES AND DO NOT USE THE TELEPHONE IN YOUR HOME.
3. IMMEDIATELY CALL YOUR GAS SUPPLIER FROM A NEIGHBOR'S TELEPHONE. FOLLOW YOUR GAS SUPPLIER'S INSTRUCTIONS. IF YOU CANNOT REACH YOUR GAS SUPPLIER, CALL THE FIRE DEPARTMENT.

MICROWAVE OVEN (IF APPLICABLE):

Microwave cooking is fast and energy efficient, but certain precautions must be followed:

1. Do not put metal, foil lining or staples into your microwave oven. Such materials may cause sparks or fire.
2. Do not heat unopened food containers. Pressure can build up and cause the container to burst. Glass containers are particularly dangerous.
3. Heat can build up pressure in foods that are tightly covered by a skin or membrane. Pierce potatoes, egg yolks and chicken livers to prevent bursting.
4. Cookware can become extremely hot. Use potholders when removing containers from the microwave oven.

5. If materials inside the oven should ignite, keep the oven door closed. Turn the oven off and disconnect the power cord, or shut the power off at the circuit breaker panel.
6. Do not use a thermometer in food you are microwaving unless the thermometer is designed or recommended for use in the microwave oven.

RANGE HOOD:

Keep hood filters clean to maintain good venting and to avoid grease fires. Soak, then agitate filter in a solution of hot water and dishwashing detergent. Light brushing can be used to remove embedded dirt. Never operate your hood without the filter in place. In situations where flaming might occur on surfaces below the hood, the filter will retard entry of flames into the unit.

During windy days, the back draft dampers on certain appliances such as the kitchen exhaust hood may make very small “clapping” noise. These dampers are required by building codes and there is no effective way to eliminate this very subtle noise, and is not a warranty item.

The fan motors should be oiled periodically (if applicable).

MISCELLANEOUS

OPEN SPACE:

If your home adjoins protected open space, please be advised that homeowners are typically prohibited from removing rocks, vegetation, planting anything or otherwise modifying the open space areas situated outside of the fenced area of their lot. Further, any masonry or iron fences along the protected areas may not be removed or modified. Consult the project CC&Rs and the local government agencies for any additional restrictions or information.

INSECTS AND ANIMALS:

Most subdivisions are being built on lands that have been substantially vacant for many years and may be surrounded by areas that will be left vacant in the near future. There are many different insects and animals such as but not limited to ants, beetles, spiders, mice, deer, snakes, beaver, and waterfowl, which are native to the area. Changes in land use and climate may cause these insects and animals to appear or be active in your neighborhood. It is the homeowner's responsibility to hire a pest control company if it becomes necessary. If you have questions regarding the animal life in the area, you may contact California Department of Fish and Game, Region 2, (916) 358-2900.

WOOD WASPS (BEETLES):

There is a species of insects that deposits their eggs into trees that are still standing in the forest. Because the entry hole is so small, it is not visible to loggers when harvesting trees. As the trees go through the milling process, all but a few of the implanted eggs are destroyed. However a small number may survive the process and mature into adult wood wasps (beetles) and exit through what nature and instinct tell them is a tree. In reality they are now emerging from some wood component of a home and may continue out through the walls. Should this occur, the exit produces a round hole approximately the size of a pencil. Despite the impression that may result from the name and appearance of these insects, they will not bite or sting, and will quickly die on their own if not discovered and disposed of by the homeowner. **THE WOOD WASPS (BEETLES) CANNOT REINFEST BUILDINGS.** They are only a temporary nuisance and should not be viewed with alarm. Should an exit hole be discovered, it would be repaired by Cresleigh Homes even after the expiration of the limited warranty.

NOISE TRANSMISSION:

Owner should avoid making any alterations or penetrations to the walls or floor/ceiling systems that may compromise the noise transmission barriers that are part of the original construction.

ORIENTATION INSPECTION:

The home warranty provided for your new home is not intended for repairing damages caused by the homeowner, or as a substitute for regular maintenance items. Despite the quality of your new home, workers or homeowners alike easily damage certain materials. It is important that all such items are carefully checked at the final walk-through inspection to clearly ascertain their condition and determine repair responsibilities. Otherwise this will create an unfair situation for you or our subcontractors for expenses incurred for damages caused by the other party. The following items will not be repaired unless they are noted on the walk-through punch-list: *linoleum, hardwood floors or*

carpet, ceramic or stone tiles, chipped kitchen sinks and bathtubs, dented appliances, marred vanity tops, mirrors, glass and windows, paint touch-ups, screens for windows and doors, screen door locks, and door bell lights. Minor scratches on tiles, vanity tops, mirrors, glass, and windows will not be repaired unless they are very obvious under normal viewing. For example, flooring scratches or chips will not be considered for repair when they cannot be seen from a standing position in normal lighting condition. Window scratches will not be corrected unless they can be seen in normal lighting condition from 10 feet away. Please take extra time during your walk-through to identify these items. You can be assured that all other items covered by our Warranty remain in effect after your move-in. A copy of our limited warranty is provided for your review.

CHANGES IN DESIGN AND SPECIFICATIONS:

During the course of building a subdivision project, situations may arise that necessitate changes in the design and specifications of our homes. Some of these events include changes in the building codes, changes in market conditions requiring product revisions to improve marketability, replacement of subcontractors who are related to certain products such as a window company, discontinued products, and implementation of on-going product improvements. Cresleigh will not make any revisions to your home for any subsequent design and specification changes made after the construction of yours. Further, as product availability and costs change from time to time, prior to accepting home buyer's option and upgrade selections, Cresleigh reserves the right to make revisions to the option and upgrade pricing.

MOLD PREVENTION

The most common mold problems in a home are caused by moisture created by a variety of activities such as showering, cooking, using a humidifier, and the lack of ventilation. The lack of cleaning and regular upkeep can contribute to the problem as dust contains organic material, which is a food source for mold. Mold caused by moisture condensation on windows (both vinyl and aluminum) is the most frequent problem encountered in a home, but it is not covered by your new home warranty.

While vinyl, aluminum and glass are not food source for mold, the dust accumulated on these surfaces is. Keeping the windows clean, and creating adequate ventilation by opening windows or turning on the exhaust fans long enough to remove moisture is the effective solution. Very often mold caused by condensation extends beyond the windows in the bathrooms and kitchen as the moisture generated can easily migrate and adhere to other walls, ceilings and other windows of the home and creates condensation problem on those surfaces. Window coverings often exacerbate the problem by trapping moist air around the windows.

Windows not exposed to the sun also make drying of the condensation much harder. In the cold rainy season, condensation mold problems are more pronounced as the temperature difference on the windows between the outside and inside is the greatest, easily generating much more condensation. Further the moisture-laden air from rains increases the humidity inside your home and provides a huge moisture source for condensation. Homes around foggy areas (heavy moisture in fog) and adjacent to waters require more homeowner attention to moisture control and ventilation as the air around these homes has higher moisture content causing higher indoor humidity.

If condensation is serious, wiping it off, reducing the moisture sources, and increasing ventilation may become necessary. The “Mold Notification and Protocol” and its attachments given to you as part of the sales document have more detailed information on the subject. For the homeowners who are sensitive to mold, whole-house HEPA filtration systems are now available. They are effective in removing mold spores in the air.

To clean existing mold growth on window and sheetrock window sills, experts do not recommend harsh chemicals such as chlorine, which may potentially damage the surfaces. Using a detergent solution is preferred as it is just as effective at removing accumulated dust on which the mold is feeding. If desired, rubbing alcohol or diluted chlorine solution can be used as final sterilization, but it is effective only until new dust starts to accumulate or effective moisture control and ventilation are in place.

MAINTENANCE OF A BASEMENT HOME

IF YOUR HOME IS BUILT WITH A BASEMENT, YOU SHOULD REVIEW THIS SECTION CAREFULLY.

Your basement is designed with the latest engineering and technology with essentially maintenance free operation. Rainwater from the roof downspouts is directly tapped and drained to your front lawn to reduce the amount of water settling at the perimeter of the basement. Also, the grading around the home is somewhat steeper than typical to encourage rainwater to drain away from the home. Any remaining water seeping through the soil around the basement wall is collected through a continuous subsurface drain around the footing of the basement wall and is discharged directly to the municipal storm drain system.

In the extremely remote event of a backup or any failure in the municipal storm drain lines; a back-flow prevention valve has been installed to prevent any water from flowing back into your basement. This back-flow valve is located directly underneath the sump-pump (covered by gravel) in the sump box at the basement laundry area or storage closet. You also have the extra protection of the sump pump. The sump pump can collect any water from the perimeter drain and discharge it to the outside of your home. The sump pump is equipped with a sensor to turn on automatically if necessary. Since the sump pump is not necessary under normal conditions, you should investigate the proper functioning of the regular storm drain system if the sump pump is activated. In order to make sure the sump pump is ready, the sump pump switch and the power light should be on at all times (the indicator lamp means power is available to the pump and does not mean that the sump pump is activated).

The drain grate next to the sump pump can also be removed easily and serve as a clean-out access to the storm drain service line. If an auger is used as the clearing device at the drain grate, the flapper inside the back-flow valve should be removed first to keep it from damage by the auger. You may easily access the back-flow valve by removing the sump-pump from the pit and removing the gravel on top of the back-flow valve cover.

During the rainy season, moisture may build up in the storage closet where the sump box is located. This is caused by the moisture escaping through the open drain grate when water from the perimeter foundation drain flows underneath it, as well as by moisture vapor from the wet soil. The purpose of the drain grate is to allow water to discharge into the sump pump pit in the event that the municipal storm drains malfunction. By replacing the drain grate with a cap, one moisture source will be eliminated, but the sump pump redundant system will not function and a cap is not recommended. Depending on the permeability of the soil on your lot, fast draining soil leads to little or no water gathered by the foundation drains and less moisture retains in the soil, resulting in little or no moisture build-up in the storage closet. Where moisture build up is significant, the dark and stagnant environment in the closet may lead to mildew formation. In this situation, simply seal the concrete box covers with caulking or duct tape a plastic sheet over the covers. Another alternative is to use a simple non-electric dehumidifier like Drizair for mini storage units and RVs, available at many storage rental companies.

Also for your additional protection, your home is equipped with a sanitary sewer back-flow prevention valve inside a concrete box in a storage closet next to the sump pump, typically located under the front stairs. This valve protects all the basement sanitary sewer lines. Back-flow prevention for the main floor sewer lines is not necessary. In the event that all the

sewer lines in the basement are clogged, you should first examine if the back-flow valve is functioning properly by removing the valve cover. (Some cities require one more back-flow valve located close to the sidewalk for City maintenance.) You may consult a professional plumber if you need additional assistance. To avoid the need for unclogging sewer lines, prevent debris or large objects from entering the drains and toilets.

The sewer back-flow prevention valve may have one more additional function. Since it is located in the sump-pump pit in the event that the municipal storm drain fails and the power to the sump pump also fails, you may open the cover of the sewer back-flow prevention valve to allow the water in the sump-pump pit to drain through the sewer system as an emergency measure. (This extreme situation, however, may never happen.)

A drip irrigation system instead of a regular sprinkler system is strongly recommended for landscaping around the perimeter of a basement home.

Except minor work such as painting and carpeting, most home improvements, including building projects in a partially finished basement, attic or other unfinished area, will require a building permit. It is the homeowner's responsibility to obtain the permit before commencement of any such work. Please contact the Building Department for further information.

GENERAL SAFETY TIPS

1. Follow the warnings and safety tips in the previous sections.
2. Most of the Cresleigh homes have been insulated using a combination of batt and “blown” insulation materials at locations specific to each plan and elevation. Disturbing the blown insulation in the attic areas may reduce the ability of the insulation to keep indoor temperatures at the desired levels. In addition, there are mechanical vents, plumbing pipes and manifolds, electrical wiring and condensation lines buried in the blown insulation materials. Attempting to walk through the insulation or the storing of materials in blown insulation areas will likely result in damaging to one or more of the components noted above.
3. Do not make any structural changes to your home unless it is designed by a licensed architect or engineer, and with the appropriate governmental approvals. Please note that many walls in your home are shear or load bearing walls and cannot be modified without structural or safety implications.
4. If your home is equipped with a laundry chute, the lid of the chute is designed to be closed easily and shall be closed at all times when not in use in order to act as a draft stop for fire safety. Please watch your fingers when handling the lid. Both the lid and the chute opening are potential hazards to children and you should refrain them from having access to the chute. Many safety devices are available on the market for your selection and installation.
5. Other than the laundry chute, there are many potential hazards for children in a home. If you have children or may be visited by children, you should take all necessary precautions. Consult other publications for childproofing your home. Following is a list of common areas:
 - a) Do not allow walkers to be used on upper floors or where access to hazards is possible.
 - b) Do not leave upper floor windows open or unlocked when children are present.
 - c) All doors and cabinets where chemicals or medications are stored must be locked or protected by child safety devices.
 - d) Provide protection to all sharp corners and objects.
 - e) Keep small children without adult supervision away from toilets and tubs that are filled with water.
 - f) Hot water from faucets, electrical outlets and cooking appliances may injure children.
 - g) Cords from drapery or blinds may be choking hazards.
 - h) Secure shelves and other tall or high objects from falling on children.

ENERGY SAVING TIPS

1. Keep all registers open and clear of any obstructions.
2. Keep all windows and doors closed. A closed door will block cooling and heating loss.
3. Do not run the kitchen and bath exhaust fans longer than necessary.
4. Keep all heating and cooling filters clean.
5. If you have a fireplace, be sure the damper is closed when not in use.
6. Constantly adjusting the thermostat only makes the unit work harder. Set your thermostat at 65-68 degrees for heating and 75-78 degrees for cooling. Do not place lamps, TV sets or other heat-producing devices near a wall-mounted thermostat as this may cause inaccurate temperature readings.
7. When cooling:
 - a. Use heat producing appliances minimally and early in the morning when possible.
 - b. Keep lighting to a minimum. Three-fourths of the electricity used by an incandescent bulb becomes wasted heat -- not light.
 - c. Avoid long, hot showers as they add heat to your home.
 - d. Close draperies or blinds to keep the sun's heat out of your rooms.
 - e. Use a fan instead of the air conditioner when the weather is mild. Also, use a fan when the air conditioner is running to keep the room air moving--you will stay cooler.
8. When heating:
 - a. Open draperies and blinds to let the sun in.
 - b. Set the thermostat as low as comfort permits. Each degree over 68 degrees can add 3% to the energy needed for heating.
 - c. People generate heat. Lower the thermostat a degree or two when expecting a large group of guests. Otherwise your home can become overheated.
9. Run only full loads in the dishwasher and washer/dryer.
10. Repair leaking faucets promptly. A steady drip of hot water can waste many gallons per month and the energy used to heat it.
11. Preheat oven only when necessary. Most foods will cook satisfactorily without preheating.
12. Use medium-weight aluminum cookware with tight-fitting covers and flat bottoms that cover the burners completely.