



**DAVIDSON
HOMES**

Home Ownership Guide

Caring For Your Home

Davidson Homes Limited Liability
Warranty Manual



Welcome to the Davidson Homes Family!

This booklet is your Davidson Homes Limited Warranty and Homeowner Maintenance Guide. It contains an alphabetical listing of items in your home with important information regarding their care and maintenance. It also includes checklists for you and your homes' safety as well as recommended seasonal maintenance. In addition to this manual, your home also has a structural warranty through Residential Warranty Company, that offers 3rd party structural warranty, starting in year 3 of your home's anniversary, through the anniversary of your home as noted on your RWC booklet. At any time should you have a question or concern, please email your division warranty email provided on the Davidson Homes website.

Thank you for trusting Davidson Homes to be your builder of choice for your new home!

TABLE OF CONTENTS

Emergency Contact List	1
Security & Safety Checklist	2
Spring & Summer Checklist	3-4
Fall & Winter Checklist	4-5
Air Conditioning	7-9
Alarm System	9
Appliances	10
Brick/Stone	11
Cabinets	11-13
Carbon Monoxide Detectors	13
Caulking	13-14
Cementious Finish	14-16
Ceramic Tile	17-18
Concrete Flatwork	18-20
Condensation	21-23
Countertops	23-25
Solid Surface	25
Crawl Space	26
Decks	26-27
Doors & Locks	27-30
Drains	30
Drain Tile	30-31
Drywall	31-32
Easement	32
Electrical System	33-35
Fiberglass Tubs & Showers	35-36
Fireplace	36-37
Fire Suppression System	37
Floor Coverings	38-44
Footings & Walls	45-46
Framing	46

TABLE OF CONTENTS

Frost in Attic	47
Garage Door	48
Garbage Disposal	49
Gas Shut Off	49
Grading & Drainage	50-51
Hardware	51
Heating System	52-56
Humidifier	56
Ice Dams	57
Insulation	57-58
Landscaping	58-59
Lighting	59
Mildew & Mold	60-61
Mirrors	61
Moisture	62-63
Paint & Stain	64-66
Pests & Wildlife	67
Plumbing	67-73
Roof	73-74
Scented Candles	75
Shower Doors/Tub Enclosures	75
Siding & Posts	76-77
Smoke Detector	77
Sump Pump	78
Ventilation	79
Water Heater	80-81
Windows, Screens & Sliding Glass	81-83
Wood Trim	83-84
Warranty	85-88
First Year Warranty Coverage	89-103
Structural Warranty	104

We try to cover all items that may be seen as a warrantable request. If an item is not covered in this guide, standard industry practice shall govern using the NAHB Residential Construction Performance Guidelines, Consumer Reference, Latest Edition.

What Does Emergency Service Cover?

Total Loss of Air Conditioning

Total Loss of Electricity

Total Loss of Water

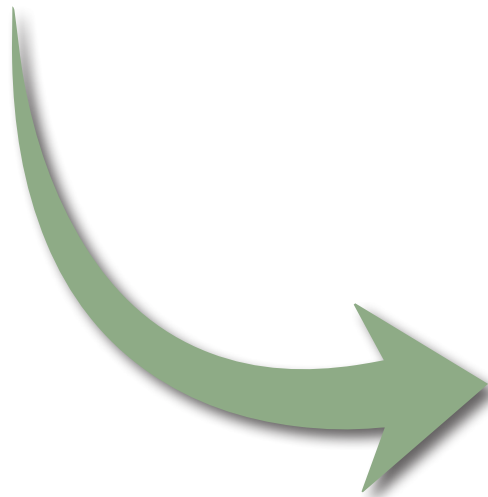
Plumbing Leak

(requires the entire water supply to be shut off)

Total Sewage Stoppage

Gas Odors

For all emergencies, please call the appropriate contractor from your “Emergency Contacts” on the label attached to your electrical service panel.



In the event of an emergency service, contact below Subcontractor. Then contact the Davidson Homes warranty department.

Please notify warranty at:

Email: warrantyal@davidsonhomesllc.com

Emergency Subcontractor:

Electrical: _____

Heating/AC: _____

Plumbing: _____

Roofing: _____

Gas: _____

If an emergency, please call 911

Davidson Homes cannot be responsible for any bills sent to the homeowner for a non-emergency issue. Please submit all non-emergency warranty requests to the Davidson Homes Warranty Department via our website.



Security & Safety Checklist

FIRE SAFETY

- Buy at least one fire extinguisher for your home.
- Ensure that all family members know the fire extinguisher location(s) and how to use them.
- Ensure family members know how to shut off gas, electricity and water.
- Have all extinguishers checked annually.

SECURITY WHEN YOU GO ON VACATION

It is advisable to take the following precautions when leaving your home for an extended period of time:

- Turn off the water at the main shut-off.
- Stop mail and newspapers.
- Lower the thermostat to a moderate temperature.
- Put lights on timers.
- Ensure all appliances are turned off.
- Turn down the temperature on the water heater.
- Leave a set of keys with a neighbor in case of an emergency.

CARBON MONOXIDE SAFETY

High concentration levels of carbon monoxide (CO) are harmful and can even be fatal. If the alarm sounds in your CO detector, leave the house immediately and call the fire department. Open up doors and windows to get fresh air into the house.

Turn off your ventilation system including all fans.

Spring & Summer Checklist

INTERIOR

- Clean/replace HVAC or furnace filter (recommended every 30-90 days).
- Check hot water tank for leaks; drain unit and refill. Inspect drains and ensure traps are filled with water. Air out for moisture/leaks on dry, sunny days or use dehumidifier.
- Test smoke alarms and carbon monoxide detectors (recommended monthly).
- Vacuum smoke alarm and carbon monoxide detector.
- Check and reset GFIC (Ground Fault Interrupter Circuit).
- Clean/replace range hood filter.
- Check doors, tighten loose hinges and lubricate track of sliding door(s).
- Check attic for adequate ventilation and ensure all insulation is in place.
- Turn off pilot light in fireplace, if applicable.
- Treat HVAC condensation lines with vinegar.
- Check wet areas such as sinks, tubs, and showers for sealant.
- Inspect floor drain in basement and ensure trap is filled with water, if applicable.
- Inspect basement for moisture/leaks, if applicable.
- Clean humidifier, if applicable.

EXTERIOR

- Check that all roof flashing is intact and properly caulked.
- Check roof for cracked, damaged or loose shingles. Replace as necessary.
- Check that eavestroughs, gutters and downspouts are free of debris.
- Check that attic louvers are screened and free of debris.
- Ensure ground is sloping away from house.
- Check that downspout is directing water away from the foundation.
- Inspect exterior clad stone, brick, mortar and cementitious finish for chips and cracks. Fill if necessary.
- Plan landscaping to avoid water ponding and blocking drainage.
- Check Rear Lot Catch Basin and clear any debris, if applicable.
- Verify exterior landscaping is at least 12 inches to 18 inches away and not in contact with home's exterior.
- Check driveway and walkways for damage. Fill cracks and seal.
- Fertilize lawn and treat for pests.
- Inspect fencing, if applicable.
- Turn on exterior water supply.
- Check caulking is intact and sealed. Re-caulk if necessary.
- Check windows and screens are operating properly.
- Oil moving parts of garage door(s) & garage door opener (if applicable).
- Arrange for annual inspection of air conditioning & clean filter, if applicable.
- Run irrigation and check heads for leaks. Adjust heads away from home and finished materials. Set timer for seasonal watering needs.
- Check window wells, if applicable.

Fall & Winter Checklist

EXTERIOR

- Check that all roof flashing is intact and properly caulked.
- Have roof professionally checked for cracked, loose or damaged shingles. Replace as needed.
- Remove debris from vents.
- Check that eavestroughs, gutters and downspouts and are clear of debris.
- Check that attic louvers are screened and free of debris.
- Check that downspout is directing water away from the foundation.
- Check Rear Lot Catch Basin and clear any debris, if applicable.
- Winterize landscaping and remove leaves.
- Check caulking is intact and sealed, re-caulk if necessary.
- Oil moving parts of garage door(s) & garage door opener (if applicable).
- Check windows and screens are operating properly.
- Check clothes dryer vent and ensure it is free of debris.
- Check sealing around windows and doors. Replace as necessary.
- Remove snow and ice from overhang and vents, if applicable.
- Check for excessive snow on roof after long periods or significant amounts of snow. Remove as necessary.
- Shut off and bleed exterior hose bibs.

INTERIOR

- Clean/replace HVAC or furnace filter (recommended every 30-90 days).
- Oil air handler motor (follow manufacturer's directions).
- Inspect furnace vents and registers. Ensure they are clean and free of debris.
- Check air handler or furnace fanbelt for normal wear and tear. Replace if necessary (Follow manufacturer's directions).
- Inspect and ensure drains and traps are filled with water.
- Check hot water tank for leaks; drain unit and refill.
- Inspect perimeter for moisture/leaks.
- Test smoke alarms and carbon monoxide detectors (recommended monthly).
- Vacuum smoke alarm and carbon monoxide detector.
- Check and reset GFCI (Ground Fault Interrupter Circuit).
- Clean/replace range hood filter.
- Clean humidifier, if applicable.
- Open and clean fireplace, light pilot light, if applicable.
- Check doors, tighten loose hinges and lubricate track of sliding door(s).
- Check attic after storms for moisture that may have entered through vents. Remove as soon as possible to prevent water damage.
- Inspect wet areas such as tubs, showers and sinks for sealant.
- Treat HVAC condensate lines with vinegar.
- Clean carpets and rugs.
- Inspect basement for moisture/leaks.
- Inspect floor drain in basement and ensure trap is filled with water.



Air Conditioning

HOMEOWNER USE & MAINTENANCE GUIDELINES

Air conditioning can greatly enhance the comfort of your home, but if it is used improperly or inefficiently, wasted energy and frustration will result. These hints and suggestions are provided to help you maximize your air conditioning system.

Your air conditioning system is a whole-house system. The air conditioning unit is the mechanism that produces cooler air. The air conditioning system involves everything inside your home, including drapes, blinds and windows.

Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows. Time is very important in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat.

For example, if you come home at 6:00 PM when the temperature has reached 90 degrees F and set your thermostat to 75 degrees F, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the whole day, the sun has been heating not only the air in the house, but the walls, carpet and the furniture. At 6:00 PM, the air conditioning unit starts cooling the air, but the walls, carpet and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain the cooler temperature. The temperature setting may then be lowered slightly (3-degree increments) when you arrive home, with better results. Once the system is operating, setting the thermostat at 60 degrees F 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.

ADJUST VENTS

Maximize airflow to occupied parts of your home by adjusting the vents. Likewise, when the seasons change, readjust them for comfortable heating. Keep in mind heat rises, so direct cool air to the upper areas of your home. It will naturally fall to the lower areas. The opposite goes in the winter - heat rises.

COMPRESSOR LEVEL

Maintain the air conditioning compressor in a level position to prevent inefficient operation and damage to the equipment. If it settles during the warranty period, Davidson Homes will level it. See also: Grading and Drainage.

HUMIDIFIER

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

MANUFACTURER'S INSTRUCTIONS

The manufacturer's manual or website 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 your furnace or air handler as part of maintaining your air conditioning system.

TEMPERATURE VARIATIONS

Temperatures may vary from room to room by several degrees Fahrenheit. This is due to such variables as floor plan, orientation of the home on the lot, type and use of window coverings, and traffic through the home. All rooms will vary in temperature; a 3 to 5 degree F difference is normal.

CLIMATE

The outside humidity in some locations can be quite high throughout the year, however, the relative humidity in your home should be kept below 60 percent. This will help prevent condensation, microbial growth and promote good air quality.

CONDENSATE

Your home air conditioning system is the primary dehumidifier for your home. Condensation is generated as the circulating air passes over the cooling coil in the air handler. This condensate is then evacuated to the exterior of the home via a condensate line or pipe. You will see water dripping from this line during cooling months.

TROUBLESHOOTING TIPS

Before calling for service, check to confirm that the:

- Thermostat is set to "cool", and the temperature is set below the room temperature.
- Air conditioner and air handler (or furnace, if applicable) breakers on the main electrical panel are on (remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on).
- 220 Breaker switches on the outside wall near the air conditioner are on.
- Switch on the side of the furnace (or on the wall) is on.
- If applicable, Blower Panel cover is installed correctly for the furnace blower (fan) to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, the furnace will not operate.
- Fuse in air handler or furnace is good (See manufacturer literature for size and location).
- Filter is clean to allow airflow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- Condensation line is not full and float switch has not been tripped.
- Air conditioner has not frozen from overuse.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

The air conditioning system should maintain a temperature of 78 degrees F or a differential of 15 degrees F from the outside temperature, measured in the center of each room at a height of 5 feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor Davidson Homes guarantees this.

NON-EMERGENCY & EMERGENCY

A total lack of air conditioning service is considered an emergency. If your home has two A/C units and only one is working, that's not considered an emergency. If your only A/C unit is not working, please call the emergency number on the sticker located on your electrical service panel.

For non-emergency service, a service request will be generated if under the covered warranty period, and an air conditioning contractor will be scheduled to perform the repairs.

MAINTENANCE

There is one filter inside your air handler, or you may have filters located in your ceiling returns. These filter needs to be cleaned or replaced per the manufacturer's recommendations. To do this either, take a shop vacuum and vacuum these filters, removing any dust, debris, bugs, etc., rinse them out or replace. If you rinse them, they must be dry before re-installing them. If you choose an aftermarket filter, follow the manufactures instructions, but ensure it meets the equipment minimum specifications.

The condensate line will also require maintenance. Due to our temperate climate, algae and mildew can build up inside the condensate lines, causing a loss of flow. This loss of flow will trip a float switch at your air handler that will shut the system down until the blockage is removed. In order to avoid this, we recommend that half to one cup of vinegar is added to the condensate line quarterly, at a minimum, to keep it clear and avoid algae build up. Once the vinegar has a day or two to work inside the pipe, you can follow up with half to one gallon of warm water to flush out the line.

FURNACE MAINTENANCE (IF APPLICABLE)

There are three filters inside your air-to-air exchanger. The two small foam filters need to be cleaned monthly. The larger "core" filter needs to be cleaned every three months. To do this either, take a shop vacuum and vacuum these filters, removing any dust, debris, bugs, etc. or rinse them out. If you rinse them, they must be dry before reinstalling them.



Alarm System

HOMEOWNER USE & MAINTENANCE GUIDELINES

If your home selections included prewire for an alarm system, you will arrange for the final connection and activation after you move in. The alarm company will demonstrate the system, instruct you in its use, and provide identification. Davidson Homes makes no representation that the alarm system will provide the protection for which it is installed or intended.



Appliances

FRONT LOAD WASHERS

Davidson Homes needs to know if pedestals are going to be purchased prior to finalizing selections either for appliances purchase through Davidson, or your own. Pedestals affect the placement of the mechanicals and venting of the appliances and may preclude some cabinet options. Please let your New Home Consultant know as soon as possible of your choice to install pedestals.

Davidson Homes is not responsible for changing any venting after the home has started if pedestals are not listed on the purchase agreement or change order. This change will be at the expense of the homeowner. Davidson Homes will not be held liable and/or responsible for the installation and or venting of any front-loading laundry appliances if we are not notified in writing by the buyers prior to selection finalization, and Pre-Construction Meeting.

Due to the high rpm spin cycle speeds of front load laundry appliances, our appliance suppliers cannot be liable for damages that may be caused by vibrations that occur during the normal operation of your appliances.

Furthermore, vibrations that occur during normal operation of your laundry appliances are not covered under either the manufacturers or builder's warranty.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We confirm that all appliance surfaces are in acceptable condition during your New Home Orientation. The appliance manufacturers warrant their products directly to you according to the terms and conditions of these written warranties.

If you have an appliance problem, contact the manufacturer of the appliances in your home with the information provided to you at your New Home Orientation.

Your appliance manufacturer will need to know the closing date, the serial and model numbers (found on a metal plate on the side or the bottom of the appliance) and a description of the problem. Please do not contact Davidson Homes Warranty Department on appliance issues, as they are not covered under your one year builder's warranty.

Please be sure to fill out and send in your owner's warranty cards and to read and follow the manufacturer's literature.



Brick/Stone

HOMEOWNER USE & MAINTENANCE GUIDELINES

Brick or stone are the most durable and lowest maintenance finishes for a home's exterior. Should you have brick on the exterior of your new home, a record of your brick color is included in your selection sheets.

EFFLORESCENCE (BRICK ONLY)

The white, powdery substance that sometimes accumulates on brick surfaces is called efflorescence. This is a natural phenomenon and cannot be prevented. In some cases, you can remove it by scrubbing with a stiff brush and vinegar. Consult your home center or hardware store for commercial products to remove efflorescence.

TUCK-POINTING

After several years, face brick may require tuck-pointing (repairing the mortar between the bricks). Otherwise, no regular maintenance is required.

WEEP HOLES

You may notice small holes or strings in the mortar along the lower row of bricks. These holes or strings allow moisture that has accumulated behind the brick to escape. Do not fill or cover these weep holes or cut the strings.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We check the brickwork during the New Home Orientation to confirm correct installation of designated materials.

CRACKS

One time during the first-year warranty period, we repair masonry cracks that exceed 1/4 inch.



Cabinets

HOMEOWNER USE & MAINTENANCE GUIDELINES

Your selection sheets are your record of the style and color of cabinets in your home. Expect differences in grain and color between and within the cabinet components due to natural variations in wood and the way it takes stain. These variations should be expected and are the characteristics and beauty of natural wood. Natural wood also has mineral marks.

These often look like black marks in the wood. Replacement will not be made due to either variations or mineral marks.

CLEANING

Refer to your cabinet manufacturers' suggested products for wood cabinet care. Follow container directions. Use such products a maximum of once every three to six months to avoid excessive buildup. Avoid paraffin based spray waxes and washing cabinets with water, as both will damage the luster of the finish.

HINGES

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance.

MOISTURE

Damage to cabinet surfaces and warping can result from operating appliances that generate large amounts of moisture and/or heat (such as a cooking pot) too near the cabinet. When operating such appliances, place them in a location that is not directly under a cabinet.

PANEL SHRINKAGE/SPLITTING

Door panels are not glued in place but are allowed to expand and contract with the rest of the door. When this happens, raw wood edges may appear. Touching up the paint or stain on unfinished exposed areas is a homeowner responsibility and is not warranted.

Some splitting of door panels is normal and should be expected. If a door panel splits, Davidson Homes will fill the split and match the paint or stain as closely as possible. Color variations are to be expected for which Davidson Homes is not responsible.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we will confirm that all cabinet parts are installed, operate properly and that their surfaces are in acceptable condition.

ALIGNMENT

Doors, drawer fronts and handles should be level and even. Adjustments of cabinet doors are common and are a homeowner maintenance issue.

To adjust your cabinet doors, please do the following:

1. Loosen the 2 hinge screws on the door. Do not remove the screws.
2. Loosening the screws will provide about a 3/8 inch vertical and horizontal movement in the door.
3. With the screws loose, square the door and tighten the screws.

OPERATION

Cabinets should operate properly under normal use. Do not slam, kick shut or allow children to hang from your cabinet drawers.

SEPARATIONS

Some separation is normal and to be expected. We will correct gaps between cabinets and the ceiling or cabinets and the walls by caulking or other means, if the gap exceeds 1/4"


(Locations behind appliances are excluded from this repair).

WARPING

If doors or drawer fronts warp in excess of 1/4 inch within 24 inches when measured diagonally, we will correct this by adjustment or replacement. If there is a replacement, Davidson Homes will match grain and stain as closely as possible, but color variations are to be expected and are not the responsibility of the builder.

PAINTED CABINETS

Painted finishes on cabinets are not intended to bridge gaps or joints in the wood material. Joints, seams and miters will begin to show through the paint from normal use and expansion and contraction of the materials. This is not warrantable and inherent with the materials.



Carbon Monoxide Detectors

HOMEOWNER USE & MAINTENANCE GUIDELINES

Your home is equipped with carbon monoxide detectors. Read the manufacturer's manual for detailed information about the care of your carbon monoxide detectors. Keep detectors clean and test them weekly. The unit will only indicate the presence of carbon monoxide gas at the sensor. Carbon monoxide gas may be present in other areas.

When the battery back-up becomes weak, the detector will "chirp" as a warning. Replace the battery immediately to continue your protection. This detector must have AC or battery power to operate. If AC power fails and the battery is dead or missing, the detector cannot operate. Davidson Homes recommends changing the batteries twice annually.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes does not represent that the carbon monoxide detectors will provide the protection for which they are installed or intended. Davidson Homes has installed the carbon monoxide detectors in locations approved by the local building codes. Davidson Homes shall not be obligated to pay for any carbon monoxide investigation or service call.



Caulking

HOMEOWNER USE & MAINTENANCE GUIDELINES

Time and weather will shrink and dry caulking so that it no longer provides a good seal. As routine maintenance, check the caulking and make needed repairs. Caulking compounds and dispenser guns are available at hardware stores. Read the manufacturer's instructions carefully to be certain that you select an appropriate caulk for the intended purpose. We suggest this is done yearly.

Areas to maintain include:

Interior - Around sinks, bathtubs, countertop joints, backsplashes, showers and toilets.

Exterior - Around windows, doors, any exterior penetrations through siding and at brick/ stone siding connections. On cementitious finish homes, cracking that appears in the exterior cementitious finish coat should be caulked and painted at minimum, annually.

LATEX CAULK

Latex caulking is appropriate for an area that requires painting, such as along the stair stringer or where wood trim meets the wall.

SILICONE CAULK

Caulking that contains silicone will not accept paint; it works best where water is present, for example, where tub meets tile, or a sink meets a countertop.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we confirm that appropriate areas are adequately caulked.

ONE-TIME REPAIR

We will touch up caulking one time during your materials and workmanship period. We suggest that this be performed with your year-end service request.



Cementitious Finish

HOMEOWNER USE & MAINTENANCE GUIDELINES

Cementitious finish is the application of Portland cement plaster over a wire lath to form an exterior cladding. This is done in a three-coat method achieving a 7/8 inch thick finished product over frame walls and 3/8 inch thick finish over block walls. This material is made of cement plaster, and in effect concrete. Cracking of this material as it ages and the home settle is to be expected. Some shrinkage cracks can show up almost immediately.

Davidson Homes will warranty cementitious cracks one time in the first year. Davidson will fill the crack and paint using original color at the location of the crack only.

It is recommended that the homeowner inspect the exterior of the home at least annually and address any cracks or shrinkage immediately to avoid water intrusion. Davidson Homes does not warrant against poorly maintained cementitious walls.

CAULKING & SEALANTS

Regardless of the advertised life of the caulk material used, it should be inspected routinely for peeling, cracking or separating. Building movement can at times exceed the caulk's ability to stretch, thereby resulting in separation. Most water penetration of wall systems occurs around penetrations in the wall system (i.e.: windows, doors, hose bibs, etc.). Recaulking should be done annually but not limited to hose bibs, exterior doors and windows. Check around power outlets and services and anywhere there is a penetration of the cementitious finish. When applying caulk, the product selected should be paintable. Maintaining caulked joints and seams can prevent many instances of water intrusion. See the caulk manufacturer's literature for instructions on the proper procedures for recaulking.

CARE & MAINTENANCE

Wash cementitious finished walls as needed to keep its surface clean and bright.

For painted surfaces, always check the paint manufacturer's specifications and recommendations before using any detergent, cleanser, bleach or other chemical on painted areas.

However, in most cases, the procedures laid out below should be acceptable.

PRE-WET

Use a garden hose with a jet nozzle to pre-wet the wall over the entire surface. Pre-wetting will overcome a possible absorption problem and will prevent the cementitious finish from absorbing dirty wash water. Set the nozzle to a medium to coarse spray. Start at the bottom and work your way to the top.

WASH

When the surface has been pre-wetted, adjust the nozzle to a "pressure stream". Then direct the stream of water against the wall to loosen dirt and dust. "Caked on" dirt may need to be removed with a brush. Note: Avoid eroding the finish by holding the nozzle a sufficient distance from the surface. Be extremely careful of using pressure washers to clean cementitious finishes as they can achieve pressures sufficient to cut the cementitious finish surface.

Use cleanser if necessary: Sometimes it may be necessary to use a mild cleanser to remove stains. It is desirable to determine the source and cause of the stain before cleansing. Some stains require specific treatments. However, recommended for most common stains is a mild solution of tri-sodium phosphate, TSP. This is available at most paint or hardware stores. Should you choose to use a different product, be sure it is water-soluble (dissolves completely in water). The product should also be safe for Portland Cement. Note: Do not use soap or dishwashing liquid!

It is always recommended to test your cleaning solution on a small, inconspicuous area first. Do not let the solution dry on the wall.

RINSE

Flush the wall thoroughly with clean water to remove loosened dirt and cleansers.

IRRIGATION

Be sure to keep water directed away from exterior walls. Over time mineral oxides or chemicals in the irrigation water can stain the finish. This could also cause mildew (a fungus) or efflorescence (a white powdery "bloom") to form.

If you find efflorescence, spray the affected area with white vinegar. This should neutralize the alkaline efflorescence. After a few minutes, but before the vinegar dries, brush and rinse the area with clean water. You may also use a brick or masonry cleaner, but you should check the manufacturer's directions and test it on a small area for reaction with the paint. Efflorescence is caused by mineral salts leaching out through the cementitious finish from behind. To prevent reoccurrence of efflorescence, you must find and repair the condition, allowing water to get behind the cementitious finish. Eliminating the moisture source will eliminate the efflorescing.

Cleaning may be required several times over a period as long as six months to allow all the moisture to dry out of the wall system. For more information on efflorescence, see the National Concrete Masonry Association's "Control and Removal of Efflorescence", NCMA Tek 8-3-A available through the NCMA at www.ncma.org.

REPAINTING

Paint should be inspected at least annually for evidence of chalking, peeling and/or cracking. Repaint as necessary. Make sure to follow the manufacturer's guidelines for repainting and repair. Expected life in our climate is three to five years.

CRACKING & REPAIR

Though most cracking can be prevented during the construction process, the potential for some cracking will always be present. While cementitious finish is extremely high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. Therefore, cementitious finish should be routinely checked for cracks. Determining the cause of the cracking is the key to proper repair procedures. Cracks should be dealt with immediately.

MINOR

Cementitious finish will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the cementitious finish application. This is normal behavior and considered a routine maintenance item after the first-year warranty period. These minor hairline cracks can be repaired by scraping the loose material from the crack and using a paintable caulk or flexible crack sealer to fill the gap. The texture can be more easily simulated by broadcasting sand onto the fresh caulk before it cures. Most paint manufacturers produce an elastic crack sealer product specifically for this use. They are available under several different brand names. Consult your paint supplier for specific brands.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes warrants cementitious finish to be free of defects in material and workmanship for one year from closing. We will confirm the condition of the cementitious finish during your New Home Orientation.

We will correct any cracking, separation at joints or where cementitious finish meets another material if the separation allows water to enter the home for the first year after closing, only if notified within 10 days of the discovery of the crack/separation. Due to the nature of the material and system, the homeowner must either address the issues immediately, or cause such notice to Davidson Homes so we can act immediately.

Cracks, separations or gaps left unaddressed for 10 days or longer are not warrantable and are a homeowner maintenance item.

HOMEOWNER USE & MAINTENANCE GUIDELINES

Homes today are built more energy efficient than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors and indoor pollutants may all accumulate. We provide mechanical and passive methods for ventilating homes. Your attention to ventilation is important to health and safety. Building codes require attic and crawl space vents to minimize accumulation of moisture.



Ceramic Tile

HOMEOWNER USE & MAINTENANCE GUIDELINES

Your selection sheets provide the style and color of your ceramic tile.

Hairline cracks in tile and grout are not uncommon. Some slight imperfections in the materials and workmanship are expected. Cracked, badly chipped or loose tile, noted in the New Home Orientation checklist, will be replaced.

Cracks appearing in the grouting of the tiles at joints or junctions with other materials are common due to normal shrinking conditions. Davidson Homes will repair cracks that are due to poor workmanship or defective materials within the applicable warranty period.

We will do our best to match the grout, but expect the new grout to vary from the original. This is not a warranted item.

Limited extra pieces of tile and grout, if available, are left for you. Save these; in the event of a repair, this will help with the match. These are typically remaining materials in partial boxes or bags. We do not provide full cases.

CLEANING

Ceramic tile is one of the easiest floor coverings to maintain; simply vacuum when needed. Occasionally, a wet mopping with warm water may be appropriate. Avoid adding detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals (they will not result in a heavy, difficult-to-remove lather on the grout). Rinse thoroughly. Or ask your local hardware store to recommend a product. Do not use waxes, sealers or bottled liquid cleaners on tile. Sealer is recommended for the grout. Waxes will make cleaning difficult, and some liquid cleaners contain harmful acids that etch the tile and eat into the grout. If ceramic tile is installed on walls or countertops in your home, it may be washed with any nonabrasive soap, detergent or tile cleaner. Abrasive cleaners will dull the finish.

GROUT DISCOLORATION

Grout that becomes yellowed or stained can be cleaned with a fiber brush, cleanser and water. Grout cleansers and whiteners are available at most hardware stores.

SEALING GROUT

Sealing grout is recommended and is the homeowner's responsibility. To avoid sealing in dirt, follow the seal manufacturer's instructions about cleaning the grout before the sealing process. However, once grout has been sealed, ongoing maintenance of that seal is necessary, and the limited warranty coverage becomes void. If grout is not sealed, it will allow moisture to pass through, due to its porous nature.

SEPARATIONS

Expect slight separations to occur in the grout between tiles. This grout is for decorative purposes only; it does not hold the tile in place. Using either the grout left at your home or premixed grout purchased from flooring or hardware stores can fill cracks in the grout. Follow package directions. Grout silicone or sanded grout caulking is found in the flooring sections of most hardware stores.

Tile around bathtubs or countertops may appear to be pulling up after a time. This is caused by normal shrinkage of grout or caulk and shrinkage of wood members as they dry out.

If this occurs, the best remedy is to purchase tub caulk or premixed grout from a hardware store. Follow directions on the container. Repair these cracks immediately to protect the underlying surface from water damage. Davidson Homes is not responsible for damage caused by not maintaining caulk and/or grout.

Routinely maintain the caulking used on your ceramic tile. This is typically found in corners where tile meets tile, or where tile meets another material.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we confirm that tile and grout areas are in acceptable condition. We will only repair or replace cracked, chipped or loose tiles noted at that time. Davidson Homes is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.

ONE-TIME REPAIR

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. Davidson Homes will repair grouting, if necessary, one time during the first year.

We are not responsible for color variations in grout or discontinued colored grout. Any grouting or caulking that is needed after that time is the homeowner's responsibility.



Concrete Flatwork

HOMEOWNER USE & MAINTENANCE GUIDELINES

By maintaining good drainage, you protect your home's foundation and the concrete flatwork: basement floor, porch, patio, driveway and sidewalks.

Concrete slabs are floating, they are not attached to the home's foundation walls. These are not a structural (load bearing) element of the home, therefore, are excluded from the 10-year structural warranty, 13-year structural warranty Alabama only.

CLEANING

Avoid washing exterior concrete slabs with cold water from an outside faucet when temperatures are high and the sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete.

We recommend sweeping for keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate. Repeated cleaning of the garage floor by hosing can increase soil movement by allowing water to penetrate any existing cracks. We recommend sweeping to clean the garage floor.

CRACKS

A concrete slab shrinks as it cures. Some of this shrinkage shows up as cracks. Cracking of concrete flatwork also results from temperature changes that cause expansion and contraction.

During the summer, moisture finds its way under the concrete along the edges or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete, increasing the cracking. Maintaining drainage away from all concrete slabs will minimize cracking from this cause.

As cracks occur, seal them with a waterproof concrete caulk (available at hardware or home improvement stores) to prevent moisture from penetrating to the soil beneath.

EXPANSION JOINTS

We install expansion joints to help control expansion and sawcut control joints to attempt to control where the cracks occur. However, as the concrete shrinks during the curing process, moisture can penetrate under the concrete and lift the expansion joint. When this occurs, fill the resulting gap with a waterproof concrete caulk, which can be purchased at most hardware stores.

Cracks will not always follow the expansion or control joints.

Cracks outside of these areas are not unexpected.

HEAVY VEHICLES

Prohibit commercial or other extremely heavy vehicles, such as moving vans and other large delivery trucks, from pulling onto your driveway. We design and install concrete drives for conventional residential vehicle use only: family cars, vans, light trucks and more.

ICE, SNOW AND CHEMICALS

Driving or parking on snow creates ice on the drive, which magnifies the effects of snow on the concrete surface. Remove ice and snow from concrete slabs as promptly as possible after snowstorms. Protect concrete from abuse by chemical agents such as pet urine, fertilizers, radiator overflow, repeated hosing or deicing agents, such as road salt that can drip from vehicles. All of these items can cause spalling (chipping of the surface) of concrete. Do not use salt or salt-based products on concrete. These products will cause damage that will not be warranted. We suggest using sand as an alternative.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Concrete slabs, such as driveways, patios and walkways, are floating. They are not attached to the home's foundation walls. Because these slabs are not a structural (load bearing) element of the home, they are excluded from coverage under the 10-year structural warranty, 13 years in Alabama. Monolithic slabs, such as your garage and lanai are part of the foundation and are covered by the structural warranty.

COLOR

Concrete slabs vary in color. Davidson Homes provides no correction for this condition. Concrete is a porous material and is exposed to the elements in several areas. Care must be taken to avoid spills of staining materials such as stains, paints, or oils and grease. These types of spills are not warrantable. In addition, fertilizers, irrigation water and some pest control chemicals contain minerals that can stain concrete. Take care to avoid exposing your exterior concrete surfaces to these materials.

The sun will also tend to bleach concrete over time. The materials that constitute the concrete, such as cement, aggregate and sand, are natural materials and therefore the bleaching process can be spotty or blotchy. This is a natural characteristic of the concrete.

CRACKS

Shrinkage cracks are normal in concrete walls, floors and slabs. Slight cosmetic imperfections will not be repaired.

Garage Slabs - Provided that homeowners maintain proper grading and care procedures, concrete cracks that exceed 1/4 inch in horizontal or vertical displacement will be patched or repaired one time during the one-year warranty period by patching or using concrete filler.

Color and texture variations are to be expected, for which the builder is not responsible. Subsequently, concrete slab maintenance is the homeowner's responsibility.

Basement Floors (where applicable) - Provided that homeowners maintain proper grading and care procedures, concrete cracks that exceed 3/8 inch width within a 32 inches measurement or 3/8 inch vertical displacement, or any crack that permits water in, will be patched or repaired one time during the one-year warranty period by patching or using a concrete filler. Color and texture variations are to be expected, for which the builder is not responsible. Subsequently, concrete slab maintenance is homeowner responsibility.

DEPRESSIONS

If a depression or unevenness in habitable concrete flooring exceeds 3/8 inch within a 32 inches measurement, it will be corrected. Davidson Homes will correct the problem to meet the performance standard by filling with a latex or equivalent filler or by grinding.

The finished repair will be feathered in. Color variation of concrete is to be expected, for which Davidson Homes will not be responsible.

HEAVING

Heaving exterior concrete slabs is vertical or horizontal movement of concrete slabs. Concrete slabs are floating and not supported by a frost footing. The homeowner can make repairs to their satisfaction. This is non-warrantable by the Davidson Homes.

LEVEL FLOORS

Concrete floors in the habitable areas of the home will be level to within 3/8 inch within any 32 inches measurement with the exception of an area specifically designed to slope toward a floor drain.

SEPARATION

Davidson Homes will correct separation of concrete slabs from the home one time within the one-year warranty period if separation exceeds one inch.

SPALLING (SURFACE CHIPS)

Causes of spalling include repeated hosing of concrete for cleaning, animal urine, radiator overflow, fertilizer, uncleared snow and ice, ice-melting agents and road salts from vehicles. Repair of spalling is a home maintenance task. Damage caused as a result of these conditions is non-warrantable and will not be corrected by Davidson Homes.

Condensation

HOMEOWNER USE & MAINTENANCE GUIDELINES

When warm, moist air comes into contact with cooler surfaces, the moisture condenses. Outside we see this as dew; inside you may see it as a layer of moisture on glass windows & door panes, as well as frames. This condensation comes from high humidity within the home combined with low outside temperatures and inadequate ventilation. Family lifestyle significantly influences two out of three of these conditions. Condensation is seldom the fault of the windows or doors.

Interior relative humidity should be between 40% and 60% on average, depending on the season. Readings above 60% will be highly conducive to excessive condensation.

HUMIDIFIER OPERATION

If your home includes a humidifier, closely observe manufacturer's directions for its use. Instructions to turn the humidifier off during air conditioning season are typical.

Moderate settings in winter can maintain desired comfort levels without contributing too much moisture to your home. You may need to experiment to find the correct level for your family's lifestyle.

NEW CONSTRUCTION

Some experts have estimated that a typical new home contains the equivalent 50 gallons of water in both the new materials and in the air as water vapor. Water is part of lumber, concrete, drywall texture, paint, caulk and other materials used in building. Wet weather during construction adds more. This moisture evaporates into the air as you live in your home, adding to the moisture generated by normal living activities such as bathing and cooking. Over time, this source of moisture will diminish.

The problem of condensation is often more noticeable in today's energy-tight homes. The warm, moist air cannot escape as readily, so it heads for the coolest spot in the house. Despite today's major advances in energy efficiency, the coolest spots in the winter are usually the windows.

CONTROLLING HUMIDITY

Outside air is usually drier than the air in your home. The moisture in wet air is compelled to flow toward and mix with the outside, drier air, and it does so with a force of nature known as vapor pressure, or vapor diffusion. A relentless force, vapor diffusion can cause moisture to penetrate through wood, plaster, brick, cement and most other forms of materials used to build homes.

Your family needs a certain level of indoor humidity for comfort and health reasons. How can you tell if your home humidity level is acceptable for both health and home? In Winter, small amounts of fog or frost buildup (condensation) on the lower corners of your windows indicate your humidity is still within a proper range. Large amounts of condensation indicate too much moisture, which can lead to deterioration of paint and stain, or window damage. Damage to these items, due to condensation, are not warranted by Davidson Homes. We suggest purchasing a hygrometer to monitor humidity levels.

The following table shows the maximum suggested humidity levels for a home with an indoor temperature of 70 degrees F for use during the winter season. Lower humidity levels are required when the outdoor temperature lowers.

OUTSIDE AIR TEMPERATURE	RECOMMENDED MAXIMUM INDOOR RELATIVE HUMIDITY FOR HOUSEHOLD TEMPERATURE OF 70° F
-20° F or below	not over 15%
-20° F to -10°	not over 20%
-10° F to 0°	not over 25%
0° F to 10°	not over 30%
10° F to 40°	not over 35%
40° F or above	not over 40%

Some indications of surface condensation are:

- Frost on door handles and hinges, or door frozen shut.
- Water or ice on windows.
- Damp spots or mildew on walls and ceiling.
- Moisture on light fixtures and toilets.

NORMAL ACTIVITIES

As you live in your home, your daily lifestyle also contributes to the moisture in the air. Cooking, laundry, baths and showers, aquariums, plants, and more all add water to the air in your home. Likewise, your daily routine can mitigate the amount of moisture in your home and reduce condensation on interior surfaces.

TEMPERATURE

Avoid setting your thermostat at extreme temperatures. Heating your home will cause the materials to dry out faster, generating more moisture into the air. Drying the materials out too fast also increases shrinkage cracks and separations. Here are some other ways to reduce and control household humidity:

- Shut off household humidifiers during cold seasons.
- Ventilate regularly. Regularly opening windows to allow fresh air into your home is highly recommended. Or if you have an air-to-air Exchanger, run it on the proper settings.
- Run exhaust fans in bathrooms and laundries while you are using them and for at least a half hour after. In the very hot summer months, run your bathroom fans during and after showers and baths for longer periods, in order to get the condensed moisture out of the ductwork. If you don't draw the moisture out, it can freeze to the vent walls and when the weather warms up and drip back out when it melts.
- Run vent fans in microwaves and hoods while you cook, especially if you are boiling or steaming food.
- When possible, leave blinds drapes and/or curtains open to allow conditioned air to get to the windows.
- Do not cover hot or cold air registers.
- Keep weep holes in windows and patio doors open to allow moisture to escape.
- Operate your air handler fan in the "on" or continuous position.
- Do not plug the return air intake for your furnace/air handler (this is also a safety precaution).
- Keep roof vents clear of snow to prevent frost from forming in the attic.

VENTILATION

Develop the habit of using exhaust fans in bathrooms and over the stove. When weather conditions permit, open windows so fresh air can circulate through your home. Keep the dryer exhaust hose clean and securely connected. See also: Ventilation.

BASEMENTS

Condensation is often the cause of dampness in basements. It occurs when moisture in the basement air condenses on cool surfaces (e.g., walls, floors, water pipes). It may be prevented or eliminated by reducing excess moisture in the air. Avoidable sources of moisture, such as leaky plumbing, should be eliminated. Exposed cold water pipes should be insulated.

The basement should be well ventilated. Sunlight and air movement can quickly dry out a basement. Landscaping around the basement should be pruned/thinned out to prevent heavy shading and to allow better air circulation.

MONITOR

Purchase a humidistat or hygrometer for your home to monitor the ambient moisture in the air, and experiment with your daily activities and the various seasons to find the correct balance, which is generally between 40% and 60% relative humidity. Keep in mind this is a moving target.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Condensation results from weather conditions and a family's lifestyle. Davidson Homes has no control over these factors. The limited warranty coverage excludes condensation.



Countertops

CULTURED MARBLE/MANUFACTURED STONE

HOMEOWNER USE & MAINTENANCE GUIDELINES

Exercise some care when using these tops. They can scratch and stain or be damaged by a sharp blow. Some cosmetics and shampoos can stain these tops if not wiped up immediately. Avoid abrasive cleansers or razor blades on manufactured marble, as both will damage the surface. Separation of countertops from walls, backsplash and around sinks results from normal shrinkage of materials. Davidson Homes will re-caulk these areas one time during the materials and workmanship warranty. Subsequently, caulking is the homeowner's maintenance responsibility.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we confirm that all countertops are in acceptable condition. We repair noticeable surface damage such as chips, cracks and scratches noted on the New Home Orientation checklist. Minor blemishes can be expected, and, under normal use, additional surface scratches are considered an inherent characteristic of this product. Repair of surface damage noted after your closing date is the homeowner's maintenance responsibility and will not be corrected by Davidson Homes. If you damage your tops, please email us and we can direct you to a repair company. Davidson Homes will re-caulk around your vanities one time during the materials and workmanship warranty. Subsequently, caulking will be your maintenance responsibility.

COUNTERTOP LEVEL

Countertops will be no more than 1/4 inch in 12 inches out of parallel with the floor. The builder will make the necessary adjustments by shimming and leveling the countertop to meet the acceptable standard.

GRANITE/QUARTZ

HOMEOWNER USE & MAINTENANCE GUIDELINES

There are few materials harder than stone, which means there are only a few materials that can damage them. Even with its exceptional scratch resistance, it is recommended that a cutting board be used; cutting directly on stone will dull your knife.

While granite is the most heat resistant countertop available, we still recommend using a trivet or hot pad to protect the surface.

CLEANING

For every day clean up, use a soft, damp cloth to clean up most spills. For weekly clean up, use a mixture of mild soap and water, a mixture of vinegar and water (one to one), or a natural stone cleaner. Glass cleaners will not hurt granite but will leave a cloudy residue. Never use acidic cleaners on granite, they can dull or etch the surface. Do not use a scrubbing sponge on your top, they may scratch granite.

SEALING

Stone sealers help spills from absorbing or sticking to the surface. It is recommended that you reseal your granite yearly or sooner if needed. Like car wax, if liquid doesn't bead up, then you need to reseal.

STAINS

Although granite is very stain resistant, some spills can leave a mark. Most residue will evaporate within 12-24 hours. If a stain does not evaporate or cannot be removed by a stone cleaner, an absorbing poultice can be used. Use as instructed by the manufacturer.

LAMINATE

HOMEOWNER USE & MAINTENANCE GUIDELINES

Use a cutting board to protect your counters when you cut or chop. Protect the counter from heat. If you cannot put your hand on it, do not put it on the counter. Do not use countertops as ironing boards and do not set lit cigarettes on the edge of the counter. Wipe up water or liquid spills immediately to avoid wicking in miters and subsequent warping or swelling of countertop seams. Damage caused to your countertop as a result of these conditions are non-warrantable and will not be corrected by Davidson Homes. Minor blemishes can be expected with laminate surfaces. Under normal use, additional scratches are considered an inherent characteristic of this product.

CAULKING

The caulking between the countertop and the wall, along the joint at the backsplash (the section of counter that extends a few inches up the wall along the counter area) and countertop and around the sink may shrink, leaving a slight gap. Maintaining a good seal in these locations is important to keep moisture from reaching the wood under the laminates and to prevent warping.

CLEANING

Avoid abrasive cleaners that will damage the luster of the surface.

LEVEL

Countertops will not be more than 1/4 inch in 12 inches out of level with the floor. Davidson Homes will make necessary adjustments by shimming and leveling the countertop to meet these standards.

MATS

Rubber drain mats can trap moisture beneath them, causing the laminated plastic to warp and blister. Dry the surface as needed.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we confirm that all countertops are in acceptable condition. Slight surface scratches are to be expected and are not warrantable through Davidson Homes. We will repair noticeable surface damage such as chips, cracks and scratches noted on the New Home Orientation checklist. Repair of surface damage noted after your closing date is one of your maintenance responsibilities and will not be corrected by Davidson Homes. If you damage your tops, please call us and we can direct you to a repair company.



Solid Surface

HOMEOWNER USE & MAINTENANCE GUIDELINES

Do not cut directly on solid surface, use a cutting board. It is recommended to practice running cold water from the faucet while pouring boiling water into the sink. While solid surface is heat resistant, it is important to minimize direct heat exposure to protect your surface and investment. Always use heat trivets or hot pads when placing hot objects on any surface.

Soapy water, ammonia-based cleaners (not window cleaners) or commercially available solid surface cleaners will remove most dirt and residue from finish. Soft Scrub will gradually remove harder to remove residue.

To remove scratches or blotchy appearances, use a mild absorbable liquid cleanser, such as Soft Scrub, on a damp sponge or cloth, using small circular motions overlapping the circles until the entire area has been cleaned.

Thoroughly rinse with water and wipe surface completely dry. While this procedure may remove or minimize the look of very fine scratches, other deeper scratches may remain, at which time you may want to contact a professional refinisher.



Crawl Space

HOMEOWNER USE AND MAINTENANCE GUIDELINES

The crawl space is not intended as a storage area for items that could be damaged by moisture. Wood stored in a crawl space can attract termites. You may notice slight dampness in the crawl space. Landscaping that is correctly installed helps prevent excessive amounts of water from entering crawl spaces. Report any standing water to Davidson Homes for inspection.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

See Foundation.



Decks

HOMEOWNER USE AND MAINTENANCE GUIDELINES

Wood decks add to the style and function of your home and are a high maintenance part of your home's exterior.

EFFECTS OF EXPOSURE

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 your decks regularly, a minimum of once each year, and provide needed attention promptly to maintain an attractive appearance and avoid costly repairs. Davidson Homes recommends that you treat or stain your decks as needed to keep them looking their best.

FOOT TRAFFIC

As you use your decks, abrasives and grit on shoes can scratch or dent the wood surface. Regular sweeping and mats can mitigate this, but will not completely prevent it.

OUTDOOR FURNITURE

Moving grills, furniture or other items can damage the surface of the decking. Use caution when moving such items to prevent scratches, gouges and more.

SEALING OR WATER REPELLENT

To prolong the life and beauty of your deck, treat it periodically with a water repellent or wood preservative. Local home centers or hardware stores offer several products to consider for this purpose. Always follow manufacturer directions carefully.

* Multifamily Units: Check with your Homeowner's Association before staining or sealing your deck, as there may be restrictions, or it may be a covered item.

SNOW AND ICE

Heavy snow or ice that remains on the deck over long periods increases wear and tear on the deck. Prompt removal can reduce adverse effects. Use caution in shoveling to avoid needless scratching of the deck boards.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Exposed wood decks are constructed to meet structural and functional design. During the New Home Orientation, we will confirm that the wood decks are in satisfactory condition.

COLOR VARIATION

Color variations are a natural result of the way in which wood accepts stain and are excluded from limited warranty coverage.



Doors & Locks

HOMEOWNER USE & MAINTENANCE GUIDELINES

Depending on availability and selection, the doors installed in your home may be natural wood and subject to such natural characteristics of wood, such as shrinkage, warpage and color variation. Interior doors may occasionally require minor adjustments due to natural fluctuations caused by humidity, temperature, showers and dishwashers.

BIFOLD DOORS

Interior bifold doors sometimes stick or warp because of weather conditions. Apply a silicone lubricant to the tracks to minimize this inconvenience. Sometimes the hardware needs readjusting. This is a homeowner maintenance item.

EXTERIOR FINISH

To ensure longer life for your interior or exterior doors, plan to refinish them as needed. Stained exterior doors with clear finishes tend to weather faster than painted doors. Reseal stained exterior doors whenever the finish begins cracking. Apply varnish to interior doors as needed.

FAILURE TO LATCH

If a door will not latch because of minor settling, you can correct this by making a new opening in the jamb for the latch plate and raising or lowering the plate accordingly. Minute adjustments to the hinges can also resolve latching issues.

HINGES

You can remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it. Avoid using oil, as it can gum up or attract dirt. Graphite works well as a lubricant, but can create a gray smudge on the door or floor covering beneath the hinge if too much is applied.

KEYS

Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks him/herself in a room. The top edge of the door casing is often used as a place to keep the key. A small screwdriver or similarly shaped device can open some types of privacy locks.

Davidson Homes is not responsible for lost or stolen keys.

LOCKS

Lubricate door locks with silicone, graphite or other waterproof lubricant. Avoid oil, as it will gum up.

PATIO DOORS

Patio sliding doors should operate smoothly. The homeowner may need to adjust them at some point. To do so, take a Phillips screwdriver and find the wheel adjusting screw. These are located on the bottom of the sliding panel, either on the ends or on the front behind "plugs". Simply tighten or loosen the screw as needed to raise or lower the wheels, until the door operates properly. It is also important to keep patio door tracks clean and free of debris. Patio doors are not designed to be air or watertight.

SHRINKAGE

Use putty, filler or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Panels of wood doors shrink and expand in response to changes in temperature and humidity. Touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility.

SLAMMING

Slamming doors can damage both doors and jambs and can even cause cracking in walls. Teach children not to hang on the doorknob and swing back and forth; this works loose the hardware and causes the door to sag.

STICKING

The most common cause of a sticking door is the natural expansion of lumber caused by changes in humidity. When swelling during a damp season causes sticking, do not plane the door unless it continues to stick after the weather changes.

Before adjusting a door because of sticking, try two other steps: first, apply either a paste wax, light coat of paraffin or candle wax to the sticking surface; or second, tighten the screws that hold the door jamb or door frame.

If adjusting is necessary even after these measures, use sandpaper to smooth the door and paint/stain the sanded area to seal against moisture.

WARPING

To help keep doors from warping, keep doors latched as much as possible. It is also important to maintain proper humidity in your home to decrease the amount of expansion and contraction of all your wood products.

See Condensation for more information.

WEATHER STRIPPING THRESHOLDS

Weather stripping on the bottom of doors will be replaced if damage causes moisture to enter under the door. Replacement of weather stripping due to homeowner negligence is a non-warrantable item.

WOOD GRAIN

Readily noticeable variations in wood grain and color are to be expected in all wood products. Replacements will not be made due to wood grain variations.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we confirm that all doors are in acceptable condition and correctly adjusted. Davidson Homes will repair damage to doors noted on the New Home Orientation checklist.

ADJUSTMENTS

Doors should operate smoothly and latches should operate correctly. Because of normal settling of the home, doors may require adjustment for proper fit. During the first-year warranty period, Davidson Homes will make such adjustments.

BIFOLD DOORS

Inoperable bifold, not caused by homeowner damage or neglect, will be repaired.

DOOR DRAGS ON CARPET

Davidson Homes will repair the door, so it swings freely of the carpet.

DOOR HARDWARE

Due to elements beyond the builder's control, tarnished hardware cannot be warranted.

DRAFTS UNDER EXTERIOR DOORS

Drafts under exterior doors can be corrected by adjusting the door threshold:

1. Remove the threshold plugs.
2. To move the threshold closer to the door, loosen the screws.
3. To move the threshold away from the door, tighten the screws.
4. Install the threshold plugs.

PANEL SHRINKAGE/SPLITTING

Some door panels, depending on selection, are not glued in place but are allowed to expand and contract with the rest of the door. When this happens, raw wood edges may appear. Touching up the paint or stain on unfinished exposed areas is a homeowner responsibility and not warranted. Some splitting of door panels is normal and should be expected.

If a door panel splits, Davidson Homes will fill the split and match the paint or stain as closely as possible. Color variations are to be expected for which the Davidson Homes is not responsible.

PATIO DOORS

Inoperable patio doors not caused by homeowner neglect or damage need to be serviced by the window manufacturer. It is the homeowner's responsibility to contact the builder within the warranty period. The cleaning and maintenance necessary to preserve proper operation is a homeowner responsibility.

SCRATCHES, GOUGES, NICKS, SCRAPES, MARKS & CHIPS IN DOORS

Davidson Homes will repair any door with scratches, gouges, nicks, scrapes or chips if it was noted on the New Home Orientation checklist. The repairs will be made by using colored putty and varnish or paint. Replacement of the affected door is at Davidson Homes' discretion.

Homeowners are responsible for any damage not noted on the New Home Orientation checklist.

WARPAGE

All wood doors go through a period of moisture and balance during new construction. During the first season, the door will be exposed to rapid drying conditions. This may cause the door to warp temporarily. This temporary warpage is not considered a defect and in most cases the door will straighten out. Doors should not become inoperable, and warpage of the door should not exceed 1/4 inch measured from corner to corner diagonally. Davidson Homes will repair or replace warped doors at their discretion. If a replacement is required, Davidson Homes will match grain and paint/stain as closely as possible, but color variations are to be expected, for which Davidson Homes is not responsible.



Drains

Never pour grease down your drains, keep hair and food out of the drains, and do not use any kind of lye.

Every month you should:

1. Run hot water down the drain.
2. Add three tablespoons of baking soda.
3. Add a little hot water and let stand for 15 minutes.
4. Flush with hot water.

Clogged drains are not warrantable.



Drain Tile (If Applicable)

HOMEOWNER USE AND MAINTENANCE GUIDELINES

Your home may have been constructed with a perimeter drain tile system that enters the sump basket under the floor. Check the basket frequently, especially in thawing and rainy seasons. If the water is up to the bottom of the tubes, you should empty it and install a sump pump. If you have a sump pump, check it periodically to make sure it is working when you need it.

If your sump pump is running, it is working. This is not a bad thing.

The water in the basket will be discharged to the exterior of the home. It is the homeowner's responsibility to direct the water away from the foundation. This will keep the water from leaking back into the foundation.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Drain tile should help prevent leaks in the foundation system. Leaks that result in actual trickling of water will be repaired. Leaks caused by improper landscaping or failure to maintain proper grade and drainage away from your home are not covered by warranty. Dampness of walls and floor in new construction may occur and is not considered a deficiency. (See Condensation)



Drywall

HOMEOWNER USE & MAINTENANCE GUIDE

Slight cracking, nail pops or seams may become visible in walls and ceilings. These are caused by the shrinkage of the wood and normal deflection of rafters to which the drywall is attached.

It is recommended to wait until the 11-Month Warranty Service Review to have drywall corrections made. Please keep a running list throughout the first 11 months specifying the locations.

REPAIRS

With the exception of the one-time first year repair service provided by Davidson Homes, care of drywall is your maintenance responsibility. Most drywall repairs can be easily made. This work is best done when you redecorate the room.

Repair hairline cracks with a coat of paint. You can repair slightly larger cracks with spackle or caulk. To correct a nail pop, reset the nail with a hammer and punch or tighten the screw with a screwdriver. Cover it with spackle, which is available at paint and hardware stores.

Apply two or three thin coats. When dry, sand the surface with fine-grain sandpaper, and then paint. You can fill indentations caused by sharp objects in the same manner.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we confirm that drywall surfaces are in acceptable condition. This verification is done from a distance of 5 to 6 feet from the wall surface and under normal light conditions.

ONE TIME WARRANTY REPAIRS

One time during the materials and workmanship warranty, Davidson Homes will repair drywall shrinkage cracks and nail pops and will touch up the repaired area using the same paint color that was on the surface when the home was delivered. Touch-ups will be visible and should be expected, for which the builder is not responsible.

This maintenance touch up does not include caulking of painted millwork. (See also: Wood Trim for more information).

“Flashing” is normal when fresh paint is used to touch up existing areas. It will be more noticeable on long spans of walls, or walls with light shining down them. Davidson Homes will not paint whole walls because of this condition.

Repainting the entire wall or the entire room to correct this is your choice and responsibility. You are also responsible for custom paint colors or wallpaper that has been applied subsequent to closing. Davidson homes will not reapply wallpaper or your custom paints in repaired drywall areas.

It is your choice whether Davidson Homes repairs the drywall in these areas due to your custom wall finish being affected. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-ups are unlikely to match the surrounding area.

LIGHTING CONDITIONS

Davidson Homes does not repair minor drywall flaws that are only visible under direct lighting conditions. Direct light cascading across a wall will emphasize all minor blemishes that are normal in finished drywall assemblies. Davidson Homes reserves the right to determine if a blemish is warrantable or not.



HOMEOWNER USE & CARE GUIDELINES

Easements are areas where such things as utility supply lines can pass through your property. They permit service to your homesite and adjacent homesites, now and in the future. Yours may include drainage easements, meaning the runoff from adjacent home sites pass across your property. Likewise, water from your property may run across a neighboring homesite.

Easements are recorded and are permanent.

Utility companies, the United States Postal Service and others have the right to install equipment in easements. These might include streetlights, mailboxes or junction boxes to name a few. Neither Davidson Homes nor you as the homeowner have the authority to prevent, interfere with or alter these installations. Plans for the location of such items are subject to change by the various entities involved. Because they have no obligation to keep Davidson Homes informed of such changes, we are unable to predict specific sites that will include such equipment.



Electrical System

HOMEOWNER USE & MAINTENANCE GUIDELINES

Know the location of the breaker panel (usually located in the garage); it includes a main shut-off that controls all the electrical power to the home. Individual breakers control the separate circuits. Each breaker is marked to help you identify which breaker is connected to which major appliances, outlets or other service. Should a failure occur in any parts of your home, always check GFI's if applicable and/or the breakers in the main panel box.

BREAKERS

Circuit breakers have three positions: on, off and tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.

BREAKERS TRIPPING

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. The starting of an electric motor can also trip a breaker.

If any circuit trips repeatedly, unplug all items connected to it and reset. If it trips when nothing is connected to it, you need to call a qualified an electrician to inspect the circuit. If the circuit remains on, one of the items you unplugged is defective and will require repair or replacement.

FIXTURE LOCATION

We install light fixtures in the locations indicated at your per plan, unless specifically noted otherwise via option. Moving fixtures to accommodate specific furniture arrangements or room use is a homeowner responsibility.

GFI (GROUND-FAULT INTERRUPTERS)

GFI receptacles are required by building code as a safety feature. The outlets in all the bathrooms, the kitchen, patio or balcony, and exterior are connected to a GFI. It is a sensitive system that trips easily to prevent electrical shock in these locations. Heavy appliances or power tools can trip the GFI breaker. If you "trip" a GFI, simply push the reset button to reactivate it.

Caution: Never plug a refrigerator or food freezer into a GFI- controlled outlet. The likelihood of the contents being ruined is high and the limited warranty does not cover such damage.

Each GFI circuit has a test and reset button. Once each month, press the test button. This will trip the circuit. To return service, press the reset button. If a GFI breaker trips during normal use, it may indicate a faulty appliance and you will need to investigate the problem. One GFI breaker can control up to three or four outlets, which can be located in the same or different rooms.

GFI's can and do wear out. If they continue to trip and/or reset, they may need to be replaced. In the event of a bad GFI, Davidson Homes strongly recommends the homeowner hire a licensed electrician to replace the defective unit.

In laundry rooms with utility sinks, a GFI outlet will be provided, and will protect all outlets within the room. If you find that your washer/dryer is not working, check this GFI first, before calling the Davidson Homes Warranty Department.

ARC FAULT/GFI (GROUND-FAULT INTERRUPTERS) CIRCUITS

Arc Fault/GFI circuits are required by code. These protectors are required in all bedrooms of homes built after January 1, 2008. These protect you by detecting faults and tripping the circuit if needed. If they do trip, turn them completely off at the circuit breaker panel and then turn them back on. These breakers can be highly sensitive to certain home appliances and lightning in the area. If the AFD/GFI continues to trip, contact the Warranty Department of Davidson Homes.

BUZZING AND/OR FLICKERING

Fluorescent fixtures use transformer action to operate them. This action sometimes causes a buzzing. It is also normal to see a flickering when the bulbs are warming up.

GROUNDING SYSTEM

Your electrical system is a three-wire grounded system. Never remove the bare wire that connects to the box or device. Do not disconnect the wire from the ground rod/underground. This is generally located in the garage behind a blank plate or located on the exterior of the home behind the electrical panel.

LIGHT BULBS

You are responsible for replacing burned-out bulbs other than those noted during your New Home Orientation.

Bulbs burnt out by power surges, which are due to local conditions, are not warranted. This applies to any other damage, including damage done to appliances by power surges. Please use bulbs within the fixture's rated capacity. Using bulbs with a rating greater than the fixture's capacity may damage the fixture or shorten bulb life.

OUTLETS

If an outlet is not working, check first to see if it is controlled by a wall switch or GFI. Next, check the breaker.

If there are small children in the home, install safety plugs to cover unused outlets. Teach children to never touch electrical outlets, sockets or fixtures. All outlets in homes are now required to be tamper resistant as well.

Electrical outlet on exterior walls may permit airflow through the outlet. This is normal and no corrective action is required. Caulking around the perimeter of the box may eliminate the airflow and is a homeowner maintenance item.

THREE-WAY SWITCHES

Three-way switches are one light controlled by two different switches. Because of this it is possible for one switch to be in the "OFF" position and the light be on and vice versa.

UNDERGROUND CABLES

Before digging, check the location of buried service leads by calling the local utility locating service. Maintain positive drainage around the foundation to protect electrical service connections.

TROUBLESHOOTING TIPS

No Electrical Service Anywhere in The Home

Before calling for service, check to confirm that the:

- Service is not out in the entire neighborhood. If so, contact the utility company.
- Main breaker and individual breakers are all in the ON position.

No Electrical to One or More Outlets

Before calling for service, check to confirm that the:

- Main breaker and individual breakers are all in the ON position.
- Applicable wall switch is ON.
- GFI is set (see details on GFI's, earlier in this section).
- Item you want to use is plugged in.
- Item you want to use works in other outlets.
- Bulb in the lamp is good.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we confirm that light fixtures are in acceptable condition and that all bulbs are working properly. Davidson Homes limited warranty excludes any light fixtures. These are warranted directly through the lighting supplier.

DESIGNED LOAD

Davidson Homes will repair any electrical wiring that fails to carry its designed load to meet specifications.

GFI (GROUND-FAULT INTERRUPTERS)

Davidson Homes is not responsible for food spoilage that results from your plugging refrigerators or freezers into a GFI outlet.

POWER SURGE

Power surges are the result of local conditions beyond the control of Davidson Homes and are excluded from limited warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems, and computers.

Damage resulting from lightning strikes is excluded from limited warranty coverage.



Fiberglass Tubs & Showers

During the construction process it is normal to have minor surface blemishes on fiberglass tub and shower units.

Over time many of these will disappear with normal usage.

BLEMISHES

Blemishes that are warranted are any break in the surface, i.e., deep scratches, small chips, small cracks, etc. Tubs and showers must be inspected at the New Home Orientation and any issues noted on the New Home Orientation Checklist. Only items noted on this list will be repaired.

For normal cleaning, use a nonabrasive bathroom cleanser (or a mild detergent and water) and sponge or nylon cleaning pad. Avoid steel wool, scrapers and scouring pads.

JETTED TUBS

If your home includes a jetted tub, follow manufacturer directions for its use and care. Never operate the jets unless the water level is at least one inch above the jets. Be cautious about using the tub if you are pregnant or have heart disease or high blood pressure; discuss the use of the tub with your doctor. Tie or pin long hair to keep it away from the jets where it might become tangled, a potentially dangerous event. Clean and disinfect the system every one to two months, depending on usage. Avoid abrasive cleansers.

NOTE: Be sure to clean out your whirlpool tub before taking your first bath. The jets are packed in oil, which needs to be cleaned off. Follow these instructions to clean out the tub:

1. Fill the tub with water at least 1 inch over the jets.
2. Add one tablespoon of Cascade (Or any other dishwasher - not dishwashing soap).
3. Run the jets for 15 minutes.
4. Empty.

Repeat the above 4 steps for a total of three times.



GAS FIREPLACE

In many homes, Davidson Homes offers a direct-vent gas fireplace. If you selected this type of fireplace, its operation is demonstrated during the New Home Orientation. Read and follow all manufacturers' directions and maintenance requirements. A short delay between turning the switch on and flame ignition is normal. If you notice any gas smell, immediately shut off the switch and report it to the gas company. Excessive winds can cause a downdraft, which can blow out the pilot, requiring you to relight it before using the fireplace.

START UP

To break in your fireplace, we suggest the following:

- Burn for 30 minutes, off for at least 30 minutes.
- Burn for 60 minutes, off for at least 60 minutes.
- Burn for 120 minutes, off for at least 120 minutes.

This can, but does not need to, be done all at one time. Once you have completed these burning cycles, you can use your fireplace as often or as little as you like. Be advised, when your fireplace is new, there will be an odor when you are burning for the first 8-16 hours. This is normal and will go away.

CLEANING

Use a fireplace glass cleaner (found at hardware and fireplace stores) to clean off any residue that builds up on the glass.

Clean monthly or as needed, but be sure not to wait too long as the residue can become permanent, and the glass would need to be replaced. This would not be covered by warranty. Use caution in the selection of cleaners. Some cleaners give off flammable vapors and can take time to clear out. Do not light your fireplace or leave pilot light lit to dry the internal surfaces, this can lead to an explosion.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when Davidson Homes' and the manufacturer's directions are followed.

DISCOLORATION

Discoloration of the firebox or brick is a normal result of use and requires no corrective action. Mortar-style fireplaces may develop cracks due to temperature changes and other factors. Discoloration of adjacent materials due to excessive use or heat buildup is also not covered.

GLASS

Damage to glass will be corrected if noted during at the New Home Orientation.



Fire Suppression System (If Installed in Home)

HOMEOWNER USE & MAINTENANCE GUIDELINES

In units with fire suppression systems, the system is specific to your unit only. This means, if there is a fire, only the sprinkler in the area of the fire will go off.

How your system works is each sprinkler head has a glass bulb in it. The bulb in the sprinkler head will break if the temperature in a room reaches 155 degrees F or higher, activating the sprinkler in that area only. Use care not to break the bulb manually.

Sprinkler heads are not to be used to hang clothes or decorations from.

Because the fire system is prefilled with water, do not drain the system down; if you do, an alarm will sound, and a strobe will flash. This is not a monitored system.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Annual inspection, by a qualified fire suppression contractor, is a homeowner responsibility, and is recommended by Davidson Homes; however, this is not covered by any Davidson Homes warranty or the Homeowner's Association.

After your one-year Warranty Service Review, any remaining warranty on your fire suppression system is held through the supplier.



Floor Coverings

CARPET

HOMEOWNER USE & MAINTENANCE GUIDELINES

Your selection sheets provide a record of the style and color of floor coverings in your home. Please retain this information for future reference. Refer to the various manufacturers' recommendations for additional information on the care of your floor coverings. Please keep carpet remnants left in your home for possible future repair.

Refer to the manufacturer's recommendations for additional information on care of all floor-covering products.

BURNS

Take care of any kind of burn immediately. First, snip off the darkened fibers. Then use a soapless cleaner and sponge with water. If the burn is extensive, talk with a professional about replacing the damaged area.

CLEANING

You can add years to the life of your carpet with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum. The dirt particles wear down the fibers like sandpaper and dull the carpet. The most important thing you can do to protect your carpet is to vacuum it frequently.

Vacuum twice each week lightly and once a week thoroughly.

Heavy traffic areas may require more frequent cleaning.

A light vacuuming is three passes; a thorough job may need seven passes. A vacuum cleaner with a beater-bar agitates the pile and is more effective in bringing dirt to the surface for easy removal.

Wipe up spills and clean stains immediately. For best results, blot or dab any spill or stain; avoid rubbing. Always test stain removers on an out-of-the-way area of the carpet, such as in a closet, to check for any undesirable effects.

Have your carpet professionally cleaned regularly, usually after 18 months in your home, then once a year after that.

CRUSHING

Furniture and traffic may crush a carpet's pile fibers. Frequent vacuuming in high-traffic areas and glides or cups under heavy pieces of furniture can help prevent this. Rotating your furniture to change the traffic pattern in a room promotes more even wear.

Some carpets resist matting and crushing because of their level of fiber, but this does not imply or guarantee that no matting or crushing will occur. Heavy traffic areas such as halls and stairways are more susceptible to wear and crushing. This is considered normal wear.

FADING

Science has yet to develop a color that will not fade with time. All carpets will slowly lose some color due to natural and artificial forces in the environment. You can slow this process by frequently removing soil with vacuuming, regularly changing air filters in heating and air conditioning systems, keeping humidity and room temperature from getting too high, and reducing sunlight exposure with window coverings.

PILLING AND/OR FUZZING

Pilling or small balls of fiber can appear on your carpet, depending on the type of carpet fiber and the type of traffic. If this occurs, clip off the pills. If they cover a large area, seek professional advice. In loop carpets, fibers may break, creating fuzzing. Simply clip the excess fibers. If it continues, call a professional.

RIPPLING

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity has left, have a professional re-stretch the carpeting using a power stretcher, not a knee-kicker.

SEAMS

Carpet usually comes in 12 feet widths, making seams necessary in most rooms. Visible seams are not a defect unless they have been improperly made or unless the material has a defect, making the seams appear more pronounced than normal. The denser and uniform the carpet texture, the more visible the seams will be.

Carpet styles with low, tight naps result in the most visible seams. Seams are never more visible than when the carpet is first installed. Patterned or Berber carpet seams will show.

SHADING

Shading is an inherent quality of fine-cut pile carpets. Household traffic causes pile fibers to assume different angles; as a result, the carpet appears darker or lighter in these areas. A good vacuuming, which makes the pile all go in the same direction, provides a temporary remedy.

SHEDDING

New carpeting, especially pile, sheds bits of fiber for a period of time. Eventually these loose fibers are removed by vacuuming. Shedding usually occurs more with wool carpeting than with nylon or other synthetics.

SNAGS

Sharp-edged objects can grab or snag the carpet fiber. When this occurs, cut off the snag. If the snag is especially large, call a professional.

STAINS

No carpet is stain-proof. Although your carpet manufacturer designates your carpet as stain resistant, some substances may still cause permanent staining. These include hair dyes, shoe polish, paints and India ink. Some substances destroy or change the color of carpets, including bleaches, acne medications, drain cleaners, plant food, insecticides and food or beverages with strongly colored natural dyes, as found in some brands of mustard and herbal tea.

Refer to your care and maintenance brochures for recommended cleaning procedures for your particular fiber. Pretest any spot removal solution in an inconspicuous area before using it in a large area. Apply several drops of the solution, hold a white tissue on the area, and count to ten. Examine both tissue and carpet for dye transfer and check for carpet damage.

STATIC

Cooler temperatures outside often contribute to static electricity inside. You can use or install a humidifier to help control static buildup.

TACK STRIPS

Tack strips are placed under the carpet and are necessary to hold the carpet in place. Davidson Homes will do their best to bend the prongs, so they do not come through the carpet. If tack strip prongs come through the carpet after closing, you may use a hammer to bend down the prongs. Do not hammer down large areas of the tack strips, as this may cause your carpet to come loose and will not be warranted by Davidson Homes.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we will confirm that your carpet is in acceptable condition. We will correct stains or spots noted at this time by cleaning, patching or replacement.

Davidson Homes is not responsible for dye lot variations if replacements are made. The builder is not responsible for discontinued patterns/colors. Please keep the pieces of carpet left in the home for these instances. This will help avoid the dye lot changes and discontinuations. Damage that occurs due to homeowner negligence is not warrantable.

EDGES

Edges of carpet along moldings and edges of stairs should be held firmly in place. In some areas, metal or other edging material may be used where carpet meets another floor covering. It is not uncommon to be able to feel the point of tacks along the edges of walls or other transitions. If the tacks are flattened out too much, they won't be able to hold carpet tightly.

SEAMS

Carpet seams will be visible. Davidson Homes will repair any gaps or fraying.

Floor squeaks: See Framing.

GAPS IN SEAMS

Carpet seams are not a defect, but a limitation of the product. Seams will show, but visible openings are not acceptable. Davidson Homes will correct affected areas, so openings are not visible. Carpet seams usually improve with time and use, but may not completely go away.

CARPET STRETCH LOOSENS

Wall-to-wall carpeting should not separate from the points of attachment. Davidson Homes will re-stretch and/or secure carpeting as necessary. When moving furniture, be sure not to drag it across the carpet, this will cause it to loosen.

MATTING

Please refer to your manufacturer's specifications for further details. Davidson Homes will correct carpet that is not performing to these specifications.

STAINING OR FADING

No carpet is totally stain proof. Spills and accidents should be cleaned up immediately. These damages are non-warrantable. Also, there is no carpet available that will not fade from exposure to the sun. Keep blinds, curtains and/or shade drawn as needed.

HARDWOOD

HOMEOWNER USE & MAINTENANCE GUIDELINES

Preventive maintenance is the primary goal to ensure a long, beautiful life of your hardwood floor.

All wood, including your hardwood floors, will respond to weather and humidity. Expansion and contraction of the floors is a process and takes months to either expand or contract. Please allow plenty of time to pass before becoming concerned about gaps in your floor. It is very important to maintain proper humidity levels to minimize the movement of your hardwood floors.

Installation of storm doors on all exterior doors, especially atrium doors, will help protect your hardwood floors.

If you add a deck, be sure to keep the deck/patio at least 4 inches below the patio doorsill or damage to your floor will result.

The following information is from NOFMA;

THE NATIONAL WOOD FLOORING MANUFACTURERS ASSOCIATION'S Web Site:

All the wood in your home will contract and expand according to the moisture in the air. Doors and windows may swell and stick during rainy seasons. In dry, cold weather, cracks and fine lines of separation may appear in wall cabinets and furniture. This is the characteristic of wood because wood is a product of nature, and its natural quality is what makes it desirable.

CRACKS

The same reaction to humidity or the lack of it is happening constantly in your wood floors. Tiny cracks between the edges of boards appear when dry conditions are produced by your heating system. Simply installing a humidifier can reduce this. A balance of moisture in the house is beneficial not only to the house, but people, too.

SQUEAKS

When interiors become damp in rainy weather, boards may expand so that edges rub together and produce a squeak. Improper fastening of the floor or sub floor can also cause squeaks.

The best solution requires some work and can be accomplished only where there is access beneath the floor. This involves placing wood screws from below. They are inserted through the sub-floor and into the finished floor to pull flooring strips tight to the subfloor.

CLEANING

Dirt is your hardwood floors worst enemy. Vacuum or sweep daily or as needed. Always damp-mop, never wet-mop a hardwood floor. Excessive water causes wood to expand and can possibly damage the floor. When polyurethane finishes become soiled, use a damp mop with a mixture of 1 cup vinegar to 1 gallon of warm water. When damp mopping, remove all excess water from the mop. If your floors are not dry within minutes, you are using too much water. Do not use steam cleaners as they will add moisture to your floors and may void the warranty.

PRODUCTS NOT TO USE ON YOUR WOOD FLOORS

- Murphy's Oil soap or similar products.
- Endust, Pledge or any other "no wax" furniture products.
- Mop & Glo, Brite or any other floor polishes that leave a sheen behind.

DIMPLES

Placing heavy furniture, walking across hardwood flooring with high heel shoes, or dropping heavy or sharp objects on hardwood floors can result in dimples.

FILMY APPEARANCE

A white, filmy appearance can result from moisture, often from wet shoes or boots being worn on the floor. Also, some cleaning products can leave a film. Use a buffing cloth to clean and shine this up.

FLOOR SQUEAKS

See Framing.

FURNITURE LEGS

Install proper floor protectors (such as felt or Teflon) on furniture placed on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing.

Make sure the floors under the furniture are clean and that you regularly clean the protectors to remove any grit that may have accumulated. Furniture casters may damage wood floors. Gray, nonmarking casters are the best. Avoid any plastic casters; they will scratch your finish.

HUMIDITY

Wood floors respond noticeably to changes in humidity and temperature. Especially during winter months, the individual planks or pieces expand and contract as water content changes. A humidifier helps but does not eliminate this reaction.

It is recommended that you keep your home's humidity level in check during cold winter months. A dehumidifier may be necessary in the summer months.

MATS & AREA RUGS

Use protective mats at entrance doors to help prevent sand and grit from getting on the floor. Gritty sand is wood flooring's worst enemy, using a dirt trapping mat on the exterior will help to keep it out. Use a rug in front of your sink. However, be aware that rubber backing on area rugs or mats can cause yellowing and warping of the floor surface. Natural fiber rugs are recommended.

RECOATING

Floors can and should be recoated. How well you care for them will determine how often you will need to recoat them. A hardwood floor should be recoated when the original finish shows signs of wear but before it has worn down to bare wood.

Note, that types and styles of flooring will have limits to recoating. For example, hand scraped floors cannot be sanded functionally without removing the hand scraping. Care should be taken prior to considering any recoating job.

MULTIFAMILY UNITS

Carefully follow manufacturer guidelines before recoating or resurfacing your hardwood floor.

SHOES

Do not wear high heel shoes on your hardwood floors. If you do, it is best to keep them in good repair. Heels that have lost their protective cap (thus exposing the fastening nail) will exert over 8,000 pounds of pressure per square inch on the floor. That's enough to damage hardened concrete; therefore, it will mark your wood floor.

SPILLS

Clean up food spills immediately with a dry cloth. Use a vinegar and warm water solution for tough food spills.

SUN EXPOSURE

Exposure to direct sunlight can cause irreparable damage to hardwood floors. To preserve the beauty of your hardwood floors, install and use window coverings in these areas. If you have rugs or mats in areas exposed to the sun, your floor will fade or darken in the areas not covered by rugs or mats.

This fading and darkening of the floor is to be expected under direct light exposure, and is not considered a product failure.

TRAFFIC PATHS

A dulling of the finish in heavy traffic areas is likely due to foot traffic wearing down the surface. Dulling of finish as a result of heavy traffic is a non-warrantable item.

WARPING

Warping will occur if the floor repeatedly becomes wet or is thoroughly soaked even once. Slight warping in the area of heat vents or heat-producing appliances is also typical.

WAX/OIL SOAP

Waxing and the use of products like oil soap are neither necessary nor recommended. Once you wax a polyurethane finish floor, recoating is difficult because the new finish will not bond to the wax. It can affect the current finish of your floor, and it will cost you more to refinish the floor in the future. Be sure to use either vinegar and water, Windex and water, or any cleaner that is polyurethane safe. Also be sure to not overspray any cleaning products directly onto the hardwood floor.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we will confirm that your hardwood floors are in acceptable condition. We will correct any readily noticeable cosmetic defects listed during the New Home Orientation. You are responsible for routine maintenance of hardwood floors and cosmetic defects noted after your closing date.

Davidson Homes will correct any defects in materials and workmanship that exist in the first year after closing.

CRACKING AND/OR SEPARATION OF BOARDS

Cracks (in boards, not between boards) in excess of 1/8 inch in width will be corrected. Wood floors should not have more than a 1/4 inch ridge or depression within any 32 inch area measured parallel to the floor joists. Davidson Homes will, at their discretion, repair or replace wood floors that exceed the performance standard. If there is a replacement, Davidson Homes will match grain and stain as closely as possible, but color variations are to be expected and are not the responsibility of the Builder.

VINYL

HOMEOWNER USE & MAINTENANCE GUIDELINES

Although vinyl floors are designed for minimum care, they do require some maintenance. Regular application of a good floor finish is needed to keep your floors looking nice. This will help maintain the glossy finish.

The resilient flooring used in your home is “no wax”. This means it is coated with a clear, tough coating that provides both a shiny appearance and long wearing surface. However, even this surface will mark. Follow the manufacturer’s recommendations for care and cleaning.

Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Mopping or washing with water should be limited as excessive amounts of water can penetrate seams and get under the edges cause them to lift and curl.

Your selection sheet provides a record of color and style of the vinyl used in your home. Excess pieces of vinyl are left in the home for possible use if future damage occurs. Do not throw these out.

To prevent damage to your vinyl floors, floor protectors should be used on all furniture that is placed on these floors. Also, high heel shoes should not be worn when walking on these floors.

Here are a few suggestions that can be used to prevent staining of your vinyl floors:

- Direct sunlight can discolor floors. Protect your floors from the sunlight, this includes skylights.
- Rubber back mats can discolor your floors. We recommend natural fiber rugs with no rubber backing.
- Deck stains and oil base paints can discolor. Be sure to use a mat and/or remove shoes before walking on the resilient floors.

- Asphalt driveways and driveway sealers can track onto your floors. Wipe or remove your shoes.
- Use only manufacturer recommended products on your vinyl floors. Also, when cleaning countertops and/or appliances, be sure the cleaners you use for these do not get on your resilient floors.
- Protect your floors from burns (anything over 120 degrees F).
- Lawn fertilizers can discolor floors, wipe and/or remove your shoes before walking on these floors.

Excess water should be kept off the vinyl floors, use a damp mop, sweep or vacuum when cleaning. Keep wet shoes and boots off these floors or keep on a mat. Water from bathtubs and showers should be wiped up immediately. Maintain caulking near sinks and at bathtubs and shower connections to vinyl flooring.

DAVIDSON HOMES LIMITED WARRANTY GUIDE- LINES BUBBLES AND/OR SEAMS COMING LOOSE

Vinyl floors do not normally come loose during the warranty period unless they were exposed to excessive water. This is typically due to homeowner negligence, which is not warrantable. Davidson Homes will only repair if the issue was noted on the original New Home Orientation Checklist.

DENTING

The nature of vinyl flooring makes it possible to deform the surface permanently. Any load of high pressure can damage it. Examples are: high heels, furniture legs or anything that exerts a lot of weight in a small area. Davidson Homes will repair any scrapes, gouges, holes, nicks, dents, rips or any other repairs of this type only if they were listed on the original New Home Orientation checklist. Dye lot variations are to be expected, for which the builder is not responsible.

The builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

FLOOR SQUEAKS

See Framing

NAILS POPPING THROUGH THE FLOOR

Nail pops that have broken through the floor covering will be repaired. Davidson Homes will set the nail and repair the flooring above it. Dye lot variations are to be expected, for which the builder is not responsible. The builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

RIDGES AND/OR DEPRESSIONS

Ridges or depressions exceeding a 3/8 inch within a 32 inches area measuring perpendicular to the ridge or depression will be repaired. The builder will correct the floor by shimming the floor, pulling the sub floor down, or other methods required to meet the performance standard. Dye lot variations are to be expected, for which the builder is not responsible. The builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

STAINING

Vinyl floors can stain due to various reasons. Typical stains are not warranted as stains are mainly caused by negligence not manufacturer defects or improper installation. If a stain was not due to negligence, Davidson Homes will correct the affected areas. Dye lot variations are to be expected, for which the builder is not responsible. The builder is not responsible for discontinued patterns/ colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.



Footings & Walls

HOMEOWNER USE & MAINTENANCE GUIDELINES

We install the foundation of your home according to the plans and specifications required by state and municipal codes. The walls of the foundation, crawlspace and stem wall (if applicable) is typically block where needed, and all basement walls and monolithic slabs are poured concrete. To protect your home's foundation, follow guidelines for installation and maintenance of landscaping and drainage in this guidebook. It is important to maintain positive drainage away from your foundation.

Even though an engineer designed the foundation and we constructed it according to engineered code requirements, surface cracks can still develop in the wall or slab. Surface cracks are not detrimental to the structural integrity of your home.

FUTURE CONSTRUCTION IN BASEMENT

If you decide to perform additional construction in the basement, obtain guidelines from a licensed engineer, obtain a building permit and comply with all necessary codes and safety requirements.

DAMP WALLS

Damp basement walls and floors are common and are a natural occurrence in summer months. Damp walls and floors should not be confused with "wet" basement which can be defined as actual water running through or under the basement wall onto the floor and forming a puddle. Damp foundation walls and floors are normal and not warrantable through Davidson Homes.

Normally, doing the following can dry damp basement walls and floors:

1. Air out the basement by opening the window and turning on a fan to circulate the air.
2. Use a dehumidifier.
3. Run your air conditioner.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes will warrant against defects in materials and workmanship on foundation wall, slab and footing assemblies.

COSMETIC IMPERFECTIONS

Slight cosmetic imperfections in foundation wall or slabs, such as a visible seam where two pours meet, or slight honeycombing (aggregate visible) are possible and require no repair unless they permit water to enter.

CRACKS

Cracks in foundation slabs/walls are common and to be expected. Davidson Homes will correct cracks that exceed 1/4 inch in width, or cause displacement of at least 1/4 inch. Cracks that allow leakage will be repaired by epoxy injection or an equivalently approved method of corrective action.

LEAKS

Actual water that flows or accumulates into the basement will be corrected. Davidson Homes will not be responsible if the cause is due to improper landscaping, maintenance or negligence of the homeowner.

TO ENSURE WATER FLOWS AWAY FROM YOUR HOME, THE FOLLOWING PRECAUTIONS SHOULD BE TAKEN BY THE HOMEOWNERS:

- Maintain the grading so it slopes away from the foundation.
- If landscaping rock, wood chips, etc. are used around the foundation of the home it is essential to install these materials correctly, so water pockets do not develop and water does not become trapped and leak into the basement.
- Install gutters and downspouts.
- Keep window well clear of all debris and vegetation and install well covers.



Framing

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Some floor and stair squeaks are unavoidable. Floor squeaks will generally appear and disappear due to the settling of your home as well as changes in humidity either in the home or with the weather. A certain amount of floor shrinkage is normal. Complete avoidance of floor squeaks is impossible and cannot be guaranteed. Maintaining humidity levels (as stated in the Condensation section) will help reduce, but not eliminate, the number of squeaks.

Although Davidson Homes does not warrant against floor squeaks, a reasonable effort will be made to correct them. We will try to repair the squeak in one of the following manners, at the builder's discretion:

- Face nailing.
- Screwing from the floor below.
- Pulling up the floor covering and screwing from the floor above.
- Shimming between the floor joist and subfloor at squeak.

FLOOR DEFLECTION

Floors will deflect (bend) when walked on or with the installation and placement of furnishings. This will be more noticeable next to hutches, bookcases, pianos, chairs and other heavy furniture. This is not a structural deficiency and Davidson Homes will take no action for this occurrence.

FLOOR LEVEL

Floors will be level to within 1/4 inch within any 32 inches distance as measured perpendicular to any ridge or indentation.

PLUMB/BOWED WALLS

Davidson Homes will correct walls that are out of plumb more than 3/4 inch in an 8 foot distance or walls that are bowed more than 1/2 inch in any 32 inch measurement.

Frost in Attic

Attic spaces will be ventilated as required by applicable building codes. During severely cold weather, attics become super chilled. When warm, moist air from living spaces gets into the attic, the temperature difference causes the moisture to condense and freeze, forming frost. Frost in attics is not unusual. Temperature swings will cause small amounts of frost to form, melt and evaporate harmlessly throughout the winter.

However, when there is an extended cold snap followed by a quick thaw, melting of large amounts of frost can happen swiftly. The resulting water does not evaporate, it moves right through the insulation and into living spaces through light fixtures, down walls and inside windows. You may also see brown streaks running down the interior or exterior walls of your home. There is not much a homeowner can do except let the moisture run its course and wait for the attic and insulation to dry out. This could take until spring. If you have sustained damage, contact your homeowners insurance.

HOMEOWNER USE AND MAINTENANCE GUIDELINES

To prevent this from happening, it is a homeowner's responsibility to keep interior moisture levels to a minimum.

Make sure you run your exhaust fan during and for at least 30 minutes after showering or bathing, longer during extremely cold temperatures. Make sure your exhaust fans are on or a window is cracked while doing laundry, cooking or any other activity that increase moisture levels inside the home. Make sure your roof vents are not covered with snow. If your vents are covered in snow, follow the below steps. It is potentially a dangerous job for a homeowner to try and remove an ice dam and it is also possible to damage shingles or roofing, which can void your warranty. If your roof vents are covered in snow, you should:

1. Call a roofer who removes snow and ice as soon as possible. Check to ensure the company you hire is licensed, bonded and insured.
2. Some homeowners use a roof rake to remove snow.
If you try this, be careful not to damage your shingles and be extra careful around overhead power lines.
3. Repeat these steps every time you notice ice dams forming on your roof.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Any damage resulting from frost in the attic is a non-warrantable item. (See also: Ice Dams)



HOMEOWNER USE & MAINTENANCE GUIDELINES

Since the garage door is a large, moving object, periodic maintenance is necessary. Follow manufacturer's instructions to ensure safe and reliable operation. Stay away from the door when it is in motion. Keep hands and fingers away from moving parts. Do not allow children to play with or around the door.

LUBRICATION

Every six months, apply a lubricant such as silicone spray or 30 weight automobile oil to all moving parts: track, rollers, hinges, pulleys and springs. Avoid over lubricating to prevent drips on vehicles or the concrete floor. At the same time, check to see that all hardware is tight and operating as intended without binding or scraping. Do not attempt to alter or replace the garage door, seek the assistance of a professional to ensure personal safety.

If the lock becomes stiff, use a graphite lubricant. Do not use oil, as it will stiffen in winter and make the lock more difficult to open.

OPENER (IF APPLICABLE)

To prevent damage to a garage door opener, be sure the door is completely unlocked before using the operator. If you have an opener installed after closing on your home, we suggest that you order it from the company that provided and installed the garage door to assure uninterrupted warranty coverage. Be familiar with the steps for manual operation of the door in the event of a power failure.

The door springs are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing. Have the door inspected by a professional garage door technician after any significant impact to the door. Do not attempt repair, replacement or adjustment to the door spring; have such work done by a qualified specialist.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Your garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment. Exercise care when opening and closing the doors. Do not fling open or slam shut.

This can cause the doors to come off the tracks. Davidson Homes will correct the garage doors as needed unless the cause is determined to be the result of homeowner neglect or lack of proper maintenance.

NOTE: The installation of garage door openers may affect the operation of the garage doors, which is not warrantable by the builder if the opener was not provided by Davidson Homes.

LIGHT RAIN VISIBLE

Garage overhead doors are not weatherproof, and some entrance of light rain should be expected. Garage doors will be corrected to meet the manufacturer's specifications unless the cause is determined to be the result of homeowner neglect or lack of proper maintenance. If applicable, sweep out any water or snow accumulation near the garage door to keep it from freezing shut.



Garbage Disposal

HOMEOWNER USE & MAINTENANCE GUIDELINES

Not all homes come equipped with a garbage disposal. Your garbage disposal requires some special attention. When operating, you should only use cold water. Do not use commercial drain cleaners. Grind some ice cubes and lemon peels to clean and freshen.

Garbage disposals should be used for small, soft items. Large quantities of food can cause clogs. Make sure you do not use your disposal for bones, coffee grounds, celery, potato skins or any vegetable or fruit containing fibers or “strings”.

CLOGS

Many clogs are caused by improper usage. Always use plenty of cold water when running the disposal. Run the water while you are grinding and for at least 30 seconds after you are done.

If you do clog your disposal, there is a wrench that can be inserted into the bottom of the disposal. This will allow you to manually turn the chamber to free up the clog. Also, there is a reset button under the disposal. If you clog it, it will shut itself down, so it doesn't burn out the motor. If this happens, push the reset button to engage the motor.



Gas Shut Off

HOMEOWNER USE & MAINTENANCE GUIDELINES

You will find shut-offs on gas lines near their connection to each item that operates on gas. In addition, there is a main shut-off at the meter. We point these out during the New Home Orientation.

GAS LEAK

If you suspect a gas leak, leave the home, and call the gas company from an outside line or a neighbor's home immediately for emergency service. Do not use your phone or turn lights on or off in the home as either one of these could cause a small static spark, which could ignite the flammable gas.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

The gas company is responsible for leaks up to the meter or connections to the exterior of the home. Davidson Homes will correct leaks from the meter into the home for appliances installed by Davidson Homes. Aftermarket installations are not covered. If your gas appliance was not connected to the gas line via Davidson Homes, there is no warranty coverage for leaks at that connection through Davidson Homes.



Grading & Drainage

HOMEOWNER USE & MAINTENANCE GUIDELINES

Once the final grade around your home has been completed, an inspection of the lot will be done. If required by the municipality, a surveyor completes a grading certificate and then the local building authorities compare the survey to the plan and either accept it or reject it. Once the survey has been accepted, it is then the homeowner's responsibility for erosion control of the property. Davidson Homes is not responsible for weather related damage to unlandscaped yards after final grade or closing, whichever came last. Yards drain from one to another. You and your neighbors share an overall drainage plan for the community. This plan is created and approved by the city and/or county. Davidson Homes does not have the authority to change it.

DRAINAGE

In most cases, drainage swales do not follow property boundaries. Maintain the slopes around your home to permit the water to drain positively away from the home as rapidly as possible. This is essential to protect your foundation. Failure to do so can result in major structural damage and will void your warranty.

EXTERIOR FINISH MATERIALS

Maintain soil levels 6 inches below siding, cementitious finish, brick or other exterior finish materials. Contact with the soil can cause deterioration of the exterior finish material and encourages pest infestation.

LOT NOT DRAINING PROPERLY

After a normal rainfall, water should not stand in the yard for more than 24 hours, 48 hours in swales. NOTE: No decisions will be made regarding drainage problems while saturation exists in the ground. Davidson Homes is responsible for establishing the proper grade and swales according to the city or county grading plan. Davidson Homes will not be responsible for the grade if the established grade has been altered or if fences, walls, landscaping or trees have been installed on the property lines affecting water drainage.

It is essential that you maintain the slopes around your home to permit the water to drain away from your home as fast as possible. Failure to do so can result in damage and will void your warranty.

SETTLING

The area we prepare for your home's foundation is larger than the home to allow room to work. In addition, some trenching is necessary for installation of utility lines. Although we replace and compact the soil, it does not return to its original density or undisturbed state. Some settling will occur, especially after prolonged or heavy rainfall. Settling can continue for several years. Inspect the perimeter of your home regularly for signs of settling and fill settled areas as needed to maintain positive drainage.

SUBSURFACE DRAINS

Occasionally, Davidson Homes installs a subsurface drain to ensure that surface water drains from a yard adequately. Keep this area and especially the drain cover clear of debris so that the drain can function as intended.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We established the final grade to ensure adequate drainage away from the home and per the county approved site plan. Maintaining this drainage is your responsibility.

BACKFILL SETTLEMENT

Backfilled ground will settle. Davidson Homes will grade your yard prior to closing (weather permitting) and fill any settling at that time. Davidson Homes will correct settlement in excess of 6 inches one time only during the first year. If such settlement occurs Davidson Homes will not be responsible for any damage to landscape items or additions not installed by Davidson Homes. After the first year, maintaining the grading of the yard is a homeowner maintenance responsibility.

EROSION

Davidson Homes is not responsible for weather-caused damage to unlandscaped yards after the final grade has been established or the closing date, whichever occurs last.

SWALES

Davidson Homes does not alter drainage patterns to suit individual landscape plans. Typically, a lot receives water from and passes water on to other lots, so changes in grade often affect adjacent or nearby lots. Davidson Homes advises against making such changes. After heavy rain, water may stand in swales up to 48 hours.

WINTER GRADING

Due to weather conditions, especially during winter and early spring, the final grade may not have been established at the time of closing. We document the status of your grading at the time of delivery. When conditions permit, grading work will continue. We confirm that we have completed your grading before beginning landscaping. See Escrow for more information on the process of grading in the spring.



Hardware

HOMEOWNER USE & MAINTENANCE GUIDELINES

Doorknobs and locks should operate correctly with little attention. Over time, they may need slight adjustments due to normal shrinkage of the framing. Occasionally, you may need to tighten screws or lubricate moving parts.



Heating System

AIR SOURCE HEAT PUMP

HOMEOWNER USE & MAINTENANCE GUIDELINES

Good maintenance of your HVAC equipment can save energy dollars and prolong the life of the system. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

ADJUST VENTS

Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, you can reduce the heat in seldom used or interior rooms.

This is an individual matter, and you will need to balance the system for your own family's needs.

Keep in mind that heat rises, and during cold weather you may benefit from opening the vents on the lower levels of the home and partially closing vents on the upper floors. Reverse the process for warm summer months when the air conditioning is used. This exercise of balancing your HVAC (Heating, Ventilation and Air Conditioning) system can greatly enhance your home comfort from season to season.

COMBUSTION AIR OR FRESH AIR INTAKE

Based upon where your new home is built and what heating and cooling equipment is used, your new home includes a combustion air duct found near the furnace. The exterior end of this duct is vented outside and is covered with a screen to minimize insect or animal from entering the duct. Cold air coming in through this duct means it is functioning as it should.

Caution: Never cover or block the combustion air vent in any way. Outside air is needed to supply the furnace with sufficient oxygen. Blocking the combustion air vent will cause the furnace to draw air down the vent pipe and could possibly pull poisonous gases back into your home. To minimize the draft, place the end of the intake in a bucket or garbage can, making sure it is not too tight. This will create a "trap" and yet allow the furnace to draw fresh air if needed.

DUCT CLEANING

Exercise caution before spending money on professional ductwork cleaning services. A study by the EPA found that ductwork cleaning does not improve indoor air quality, nor was evidence found that it prevents health problems.

For more information contact the EPA and request document EPA-402-K-97-002. Or you can view this information on their website: www.epa.gov/iaq/pubs/.

DUCTWORK NOISE

Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to airflow as the system operates. Materials expand and contract with the change in temperature resulting in these noises.

FILTER

A clean filter will help to keep your home clean and reduce dusting chores. Remember to change or clean the filter monthly. A clogged filter can slow airflow and cause uneven heating and cooling. It can even shut down your system.

Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care.

Buy filters in large quantities for the sake of convenience. You will find the size and type printed along the edge of the filter that is in your unit. We suggest labeling them with the month they are needed for.

FURNISHED HOME

The heating system was designed with a furnished home in mind. If you move in during the cooler part of the year and have not yet acquired all your draperies and furnishings, the home may seem cooler than you would expect.

ODOR

A new heating system may emit an odor for a few moments when you first turn it on. An established system may emit an odor after being unused for an extended time (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass quickly.

GAS ODOR

If you smell a strong gas odor, leave your home, and call the gas company immediately! Do not try to repair yourself. Do not do anything to create a spark, like turning on lights, making a phone call, etc.

INDICATOR LIGHTS

Your furnace has indicator lights located inside the round window near the bottom of the unit. If you are concerned that your furnace may not be working properly, you can check these lights. If the red and green lights are blinking in unison, it is running correctly. Anything other than this can indicate a problem.

ON-OFF SWITCH

Do not turn the switch off during the winter months, this may cause your plumbing pipes to freeze, which is a non-warrantable item. The furnace has an on-off power switch. This switch looks like a regular light switch and is located outside the furnace.

When turned off, this switch overrides all furnace commands and shuts down the blower. This is usually done only when maintenance service is being performed. Please take measures to ensure your children do not access to this area or switch. Also, be sure to check this before calling for service.

RETURN AIR VENTS

For maximum comfort and efficient energy use, arrange furniture and draperies to allow unobstructed airflow from registers and to air returns.

DEFROST CYCLE OF A HEAT PUMP

When a heat pump is operating in the heating mode or heat cycle, the outdoor air is relatively cool and the outdoor coil acts as an evaporator. Under certain conditions of temperature and relative humidity, frost might form on the surface of the outdoor coil. The layer of frost will interfere with the operation of the heat pump by making the pump work harder and, therefore, inefficiently. The frost must be removed. A heat pump has a cycle called a defrost cycle, which removes the frost from the outdoor coil.

A heat pump unit will defrost regularly when frost conditions occur. The defrost cycle should be long enough to melt the ice, and short enough to be energy efficient.

In the defrost cycle, the heat pump is automatically operated in reverse, for a moment, in the cooling cycle. This action temporarily warms up the outdoor coil and melts the frost from the coil. In this defrost cycle, the outdoor fan is prevented from turning on when the heat pump switches over, and the temperature rise of the outdoor coil is accelerated and increased.

The heat pump will operate in the defrost cycle until the outdoor coil temperature reaches around 57 degrees F. The time it takes to melt and remove accumulated frost from an outdoor coil will vary, depending on the amount of frost and the internal timing device of the system. A typical defrost cycle might run from 30 seconds to a few minutes. The defrost cycles should repeat regularly at timed intervals.

When the heat pump initiates the defrost cycle, there can be a significant change in the operating noise of the unit (sometimes described as a growling noise) and under certain conditions, steam may be generated from the outdoor condenser. This is normal. However, if your unit does not defrost, and remains frozen for extended periods of time, service should be contacted to verify correct operation and prevent damage.

COMFORT & EFFICIENCY

For maximum comfort and efficiency, it is better to regulate temperature throughout the day, rather than turn the system off. Time is very important in your expectations of a heating system. Unlike a light bulb, which reacts instantly when you turn on a switch, the heating unit only begins a process when you set the thermostat.

For example, if you come home at 6:00 pm when the temperature has reached 55 degrees F and set your thermostat to 70 degrees F, the heating unit will begin heating, but will take much longer to reach the desired temperature. During the whole day, the home has been cooling not only the air in the house, but the walls, the carpet and the furniture. At 6:00 pm, the heating unit starts heating the air, but the walls, carpet, and furniture release cold and nullify this heating. By the time the heating unit has heated the walls, carpet and furniture, you may well have lost patience.

If evening heating is your primary goal, set the thermostat at a moderate temperature in the morning while the house is warmer, allowing the system to maintain the warmer temperature. The temperature setting may then be raised slightly (3 degree increments) when you arrive home, with better results.

Once the system is operating, setting the thermostat at 90 degrees F will not heat the home any faster and can result in damage to the unit. Extended use under these conditions can damage the unit.

NOTE: Heat pumps have an electrical heating element as back up for times where exterior temperature is too low for the heat pump to operate efficiently. This has a high electrical draw and can lead to high electrical bills. This element also fires during both emergency heat settings as well as when thermostat settings of 3 degrees or more are used. This is very inefficient and should be avoided.

TEMPERATURE

Depending on the style of home, temperatures can normally vary from floor to floor as much as 5 degrees on normal days, and up to 10 degrees or more on extreme temperature days. The equipment blower will typically cycle on and off more frequently and for shorter periods during these extremes.

Save on energy costs by setting temperatures at 68 degrees F for winter and 75 degrees F in the summer.

Since hot air rises, during cold weather you may benefit from opening the vents on the lower levels of the home and partially closing vents on the upper floors. Reverse the process for warm summer months when the air conditioning is used.

Run your fan in the “on” or continuous position. This will even out your heat, help keep condensation off your windows, and it will actually cause less wear and tear on your equipment. Generally, it uses the equivalent of a 100-watt light bulb in electricity, or less.

THERMOSTAT

The air handler will come on automatically when the temperature at the thermostat registers below the setting you have selected. Once the air handler is on, setting the thermostat to a higher temperature will not heat the home faster.

Placement of the thermostat is determined by our contractor or per plan. Thermostats will not be moved due to the sun shining in the home.

TRIAL RUN

Have a trial run early in the fall to test the heating system. (The same applies to air conditioning in the spring.)

If service is needed, it is much better to discover that before the heating/cooling season.

TROUBLESHOOTING TIPS

NO HEAT

Before calling for service, check to confirm that the:

- Thermostat is set to “heat” and the temperature is set above the room temperature.
- Blower panel cover is installed correctly for the furnace blower (fan) to operate. This panel compresses a button that tells the blower it is safe to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, the furnace will not operate.
- Breaker on the main electrical panel is on. (Remember, if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Fuse in air handler is good. (See manufacturer literature for size and location.)
- Fuse in furnace is good. (See manufacturer literature for size and location.)
- Gas line is open at the main meter and at the side of the furnace.
- Filter is clean to allow proper airflow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- Switch on the side of the furnace is on.
- Indicator lights are blinking in unison.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We will install heating systems according to local building codes, as well as to engineering designs of the particular model home.

Adequacy of the system is determined by its ability to establish a temperature of 78 degrees F, as measured in the center of the room, 5 feet above the floor. Davidson Homes will correct a system that does not meet the performance standards. It is the responsibility of the homeowner to balance the system by adjusting the dampers.

DUCT PLACEMENT

The exact placement of ducts may vary from those positions shown in similar floor plans or model home.

NOISY DUCTWORK OR “OIL CANNING”

When metal is heated, it will expand. When it cools, it contracts. As a result of the expansion and contraction, the ductwork will crack or tick. This noise is normal and should be expected. Very loud “booming” noises caused by “oil canning” (stiffening of the duct work) will be corrected during the first year of home warranty.



Humidifier (If Applicable)

HOMEOWNER USE AND MAINTENANCE GUIDELINES

Operate the humidifier only when the furnace is in the heat mode, not in the air conditioning mode. If you notice condensation on windows, the humidifier should be adjusted to a lower setting. See manufacturer’s instructions for maintenance and operation of the humidifier.

Make sure the damper, located on the ductwork that connects to the humidifier unit, is in the correct position for the season. In the summer, it is closed as you do not need to add humidity and, in the winter, in the open position to allow the humidity to flow through the ductwork and into the home.

Due to buildup of minerals on the filter, you will need to clean your filter every three months, during the summer. You can do this by putting the damper in the summer position. Remove the cover. Pull the filter from the top. Take the filter to the sink and soak it in vinegar and water solution or any product that removes mineral deposits. Once clean, return it back to its original position and open the damper.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Refer to the manufacturer’s limited warranty for information regarding coverage of the humidifier.



Ice Dams

HOMEOWNER USE AND MAINTENANCE GUIDELINES

Ice dams occur when warm air passes through the ceiling into your attic space and warms the roof enough to melt the snow. Melted snow runs down the roof until it reaches the edge, which is cooler than the rest of the roof. The water then freezes, creating a ridge of ice, which is known as an ice dam. As the snow continues to melt, the ice dam stops the water from running off the edge of the roof. The water backs up under the shingles and leaks into the attic and walls causing damage such as:

- Wet attic insulation
- Waterstained ceilings
- Cracked drywall

If you have an ice dam, take these steps to help prevent damage:

Call a roofer that removes snow and ice as soon as possible. Check to ensure the company you use is licensed, bonded and insured. This is a potentially dangerous job for a homeowner, and it is also possible to damage your shingles.

Some homeowners use a roof rake to remove snow before it melts. If you try this, be careful not to damage your shingles and be extra careful around overhead power lines.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Ice dams and any damage caused by ice dams are not warrantable.



Insulation

HOMEOWNER USE & MAINTENANCE GUIDELINES

Insulation will be installed in accordance with the building codes applicable at the time of construction. The R-Value of the insulation can be affected by anything that disturbs the surface of the insulation, such as adding wiring through the attic. As the last step in any work done in your attic (for example, the installation of speaker wire), you should confirm that the insulation lays smooth and even. Do not step on drywall ceilings, because this can result in personal injury or damage to the drywall. Also, caulk your attic access shut when done. For these same reasons, do not store items in your attic.

SOUND TRANSMISSION (BETWEEN MULTI-FAMILY UNITS)

To help keep sound from transmitting from unit to unit, depending on the wall assembly required by fire code, a total of 11 inches of material and air space has been placed between each unit. Before the sheetrock is put on, the County inspects the insulation in the common walls ensuring proper application of insulation before finished. Sounds from adjoining units are a non-warranted item.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes will install insulation to meet or exceed the building codes applicable at the time of construction and outlined as part of your Purchase Agreement.

DRAFTS AT BASEBOARDS

Davidson Homes will inspect the draft to determine if adequate insulation was installed. Please note, the juncture of the floor and the wall system is conducive to opening, therefore, a certain amount of air movement is permissible. Davidson Homes will check the affected areas and correct if necessary.

DRAFTS AROUND WINDOWS & DOORS

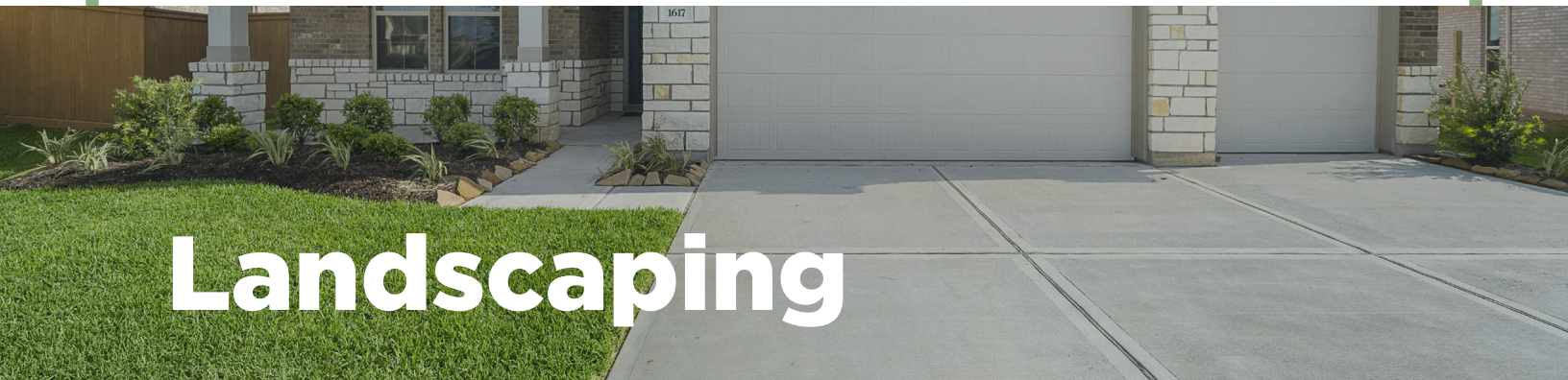
See Window and Doors.

MOISTURE, CONDENSATION, OR FROST ON WINDOWS

See Condensations.

PIPES FREEZING

See Plumbing.



Landscaping

PLANTING BEDS

Do not allow edging around decorative rock or bark beds to dam the free flow of water away from the home.

A non-woven membrane, such as Typar or Mirafi, can be used between soil and rock/bark to restrict weed growth while still permitting normal evaporation of ground moisture. Davidson Homes does not install this membrane as part of our normal landscape installation process.

EROSION

Until your yard is established and stable, erosion will be a potential concern. Heavy rains or roof runoff can erode soil. The sooner you restore the grade to its original condition, the less damage will occur.

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. You may need to protect newly planted sod with erosion matting or reseed to establish grass in swales.

It can take several years to fully establish your lawn in such challenging areas. Erosion from lack of water management is not covered by Davidson Homes.

SOD

Newly placed sod requires extra water for several weeks. Be aware that new sod and the extra watering it requires can sometimes create drainage concerns (in your yard or your neighbor's) that will disappear when the yard is established and requires normal watering. Monitor this watering. Increased water bills for the establishment of new sod are not covered by Davidson Homes.

IRRIGATION SYSTEMS

Irrigation systems are intended to water the sodded areas of your yard & planting beds. Watering these areas is a homeowner responsibility, and failure to do so may negatively impact the plants in those areas. We strongly discourage aiming sprinklers at your home because this may create water intrusion issues in your home and void your warranty.

You may encounter watering restrictions. Please contact your city or county inspections department to determine what the restrictions are and if you need a permit to water.

During your New Home Orientation, we will explain how to program your irrigation system. All water use is the homeowner's responsibility immediately upon closing.

If Irrigation system stops working, first ensure that you check the timer and the exterior rain sensor first.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Live plants can be affected by many events and conditions beyond builder control. As such, sod is a non-warranted item after New Home Orientation. Repair or replacement will be a homeowner maintenance item. Plants are likewise affected by many events beyond builder control are not warranted beyond the New Home Orientation.

Irrigation systems that do not cover the sodded areas of the yard will be corrected. Adjusting the times or dates of sprinkling is a homeowner maintenance item and is not a warranted service.

UTILITY LINES

Serious injury or death may result from contact with an underground natural gas pipe or electrical line.

Before digging in your yard check the location of buried service leads by calling the local utility locating service.



DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

All light fixtures are warranted through Davidson Homes for one year from closing against manufacturer's defects and workmanship only. Rust and tarnish are created by environmental issues and is considered a non-warrantable condition.



Mildew & Mold

THE FACTS

Mold is a type of fungus. It occurs naturally in the environment, and it is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind and is found everywhere life can be supported. Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your home. Most homeowners are familiar with mold growth in the form of bread mold and mold that may grow on bathroom tile.

CONTRIBUTING FACTORS

In order to grow, mold requires a food source. This might be supplied by items found in the home, such as fabric, carpet or even wallpaper, or by building materials, such as drywall, wood and insulation, to name a few. In addition, mold growth requires a temperate climate. The best growth occurs at temperatures between 40 degrees F and 100 degrees F. Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture and monitoring humidity levels in the home, a homeowner can reduce, or possibly eliminate mold growth.

Moisture in the home can have many causes. Spills, leaks, overflows, condensation and high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effort to prevent or possibly eliminate mold growth.

If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours, therefore, cleaning up any spills or leaks is very important.

WHAT A HOMEOWNER CAN DO

You can take positive steps to reduce or possibly eliminate the occurrence of mold growth in the home, and thereby minimize any possible effects caused by mold. These steps include the following:

1. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions or most tile cleaners are effective in eliminating or preventing mold growth.
2. Keep the humidity in the home low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, or by running the air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces
3. Promptly clean up spills, condensation and other sources of moisture.
4. Thoroughly dry any wet surfaces or material. Do not let water pool or stand in your home. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.
5. Inspect for leaks on a regular basis, look for discolorations or wet spots. Repair any leaks promptly. Take notice of musty odors, and any visible signs of mold.
6. Should mold develop, thoroughly clean the affected area with a mild solution of bleach. First, test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.

Cleaning mildew from your home is your responsibility. Solutions that remove mildew are available from local paint or home improvement stores. Wear protective eyewear and rubber gloves for this task; the chemicals that remove mildew are unfriendly to humans.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

In order to prevent mold growth in a home, it is up to the homeowner to properly manage and maintain the home. The responsibility of a builder is limited to the honoring the one- and ten-year warranties (13 Year in Alabama). The builder cannot eliminate the possibility that mold and other fungi may develop after construction is completed.

All damages and claims for damages against the Davidson Homes, including property damage and personal injury, caused by mold, or by some other fungus or agent, that result from or arise out of the failure to properly manage and maintain the home are hereby waived. Nothing herein shall constitute a waiver of any of the statutory warranties.



Mirrors

HOMEOWNER USE & MAINTENANCE GUIDELINES

To clean your mirrors, use any reliable liquid glass cleaner or polisher available at most hardware or grocery stores. Avoid acidic cleaners and splashing water under the mirror; either can cause the silvering to deteriorate. Acidic cleaners are usually those that contain ammonia or vinegar. Avoid getting glass cleaners on plumbing fixtures as some formulas can deteriorate the finish.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We will confirm that all mirrors are in acceptable condition during the New Home Orientation. Davidson Homes will correct scratches, chips or other damage to mirrors noted during the New Home Orientation. Cosmetic discrepancies of this nature will not be warranted after your closing date. De-silvering of mirrors is not a warrantable condition. It is most typically caused by environmental issues that are out of the builder's control.

Moisture

THE FOLLOWING MESSAGE IS ON THE BETTER BUSINESS BUREAU TELEPHONE MESSAGE SYSTEM:

Condensation is visible evidence of excessive moisture in the air. It may appear as water, frost or ice on the room surface of windows and doors. The warmer the air, the more water the air can hold, which means that the air in the center of any given room will hold more water than the air adjacent to the window or door walls, since this area is always cooler. When the warm, moisture-laden air moves toward the cooler window or door wall, it becomes cooler and cannot hold the moisture. It then appears as water on the glass and frames of windows and doors. This occurs more frequently during the winter months because of the extreme difference between the inside and outside temperatures.

If you wish to avoid condensation during the winter months, when the average outdoor temperature drops to 50 degrees F or less, it would be wise to maintain a 40-60% relative indoor humidity. Plants will contribute to condensation problems. Keep them in well-ventilated areas.

Ventilation is a very effective way to remove excessive moisture from the air, which is why old, poorly insulated houses with single glazed windows, often do not have condensation problems. This is because the air is exchanged by infiltration around the windows, doors, vents and other openings. Newer homes, which are constructed to meet current insulation standards, energy codes and energy conservation requirements, or older homes, which have been newly insulated through the addition of attic and basement insulation and installation of primed windows with dual or triple glazed glass, are now so airtight that they present a new problem. All homes will on occasion, have temporary condensation that is the result of one of four occurrences:

1. New construction building materials contain a great deal of moisture.
2. As soon as the heat is turned on, this moisture will flow out into the air and settle on doors and windows, etc. This will usually disappear following the first heating season.
3. Humid summers - During humid summers, houses absorb moisture. This will be apparent during the first few weeks of heating. Then the house should dry out.
4. Temperature change - Sharp, quick, and sudden drops in temperature, especially during the heating season, will create temporary condensation problems.

If you have an existing moisture or condensation problem, do not count on correcting it by installing new windows.

Did you know an average family of four produces more than 30 pints of water in their home each day by just going through the regular routine? According to the Minnesota Extension Service, U of M here are some contributing factors:

MOISTURE SOURCE	AMOUNT OF MOISTURE PRODUCED
Your five Minute Shower	0.52 Pints
Cooking Your Daily Meals	2.07 Pints
If Your Meal Included Boiling Water	0.48 Pints Covered / 0.57 Pints Uncovered
House Plants (Five to Seven Average)	0.86 Pints A Day
Respiration And Perspiration (Family of Four)	0.44 Pints an Hour
Refrigeration Defrosting	1.03 Pints Per Day
Evaporation From Home Materials	6.33 - 16.91 Pints Per Day
New Home Within first 2 Years	Add 10+ Pints to Above

You must remember that windows do not cause condensation. Therefore, windows cannot cure condensation.

TIPS TO AVOID WINDOW CONDENSATION

Regulate the indoor humidity level by reducing the amount of moisture generated. Run your exhaust fan when showering and use the fan in the kitchen to help to reduce moisture as it is generated. Increase ventilation by running your A/C fan and/or open windows a crack to provide airflow. Operate A/C in cooling mode.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Controlling moisture in your home is homeowner responsibility. Consult your equipment manuals for care and use of this piece of equipment.

The Following Are Helpful Guidelines to Follow:

- Clean up wet or damp areas as soon as possible. Generally, damp or wet areas do not grow mold within the first 24 to 48 hours.
- Make sure the ground slopes away from the building foundation.
- If you see condensation or moisture collect on windows, walls or pipes, quickly dry the wet surface, and try to reduce the water source.
- Run the bath fan or open a window while bathing or showering and for at least 30 minutes after. One hour in extremely cold weather.
- Use exhaust fans or open windows when cooking, dishwashing or doing laundry, etc.

Paint & Stain

EXTERIOR

HOMEOWNER USE & MAINTENANCE GUIDELINES

Painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads or scrub brushes. Often better results come from touching up rather than washing the paint.

If applicable, review your association documents to determine whether your monthly dues cover maintenance. Generally, Davidson Homes townhomes feature association-maintained exteriors while single family homeowners are individually responsible for the upkeep. Regular attention will preserve the beauty and value of your home. Check the painted and stained surfaces of your home's exterior annually. Repaint before much chipping or wearing away of the original finish occurs; this will save the cost of extensive surface preparation.

(Single-family) Plan on refinishing the exterior painted surfaces of your home approximately every two to three years or as often as your paint manufacturer suggests for your area and climate. 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 your home may begin to show signs of deterioration sooner than others. 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.

Avoid having sprinklers spray water on the exterior walls of your home. This will cause blistering, peeling, splintering and other damage to the home.

COLORS

Your selection sheets are your record of the paint and stain color names in your home.

SEVERE WEATHER

Hail and wind can cause a great deal of damage in a severe storm, so inspect the house after such weather. Promptly report damage caused by severe weather to your insurance company or Homeowner's Association.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we will confirm that all painted or stained surfaces are in acceptable condition.

Davidson Homes will touch up paint as indicated on the New Home Orientation checklist. You are responsible for all subsequent touch-up, except painting we perform as part of another warranty repair. If the original color or paint type has been changed, Davidson Homes will perform other repairs to the area but will not be responsible for the painting of those areas. Exterior paint is not warrantable.

COVERAGE

The surface being painted over will not show through the new paint when viewed from a six-foot distance under normal light. Davidson Homes will touch up the paint as necessary to meet the performance standard. Due to dye lot variations and variations due to elements, color variations should be expected and are not warrantable.

CRACKING

As it ages, exterior trim may develop minor cracks and raised grain. Much of this will occur during the first year. Raised grain permits moisture to get under the paint and can result in peeling. This is not a defect in materials or workmanship. Paint maintenance of exterior trim is the homeowner's responsibility (single-family).

FADING

Expect fading of exterior paint or stain caused by the effects of sun and weather. Davidson Homes limited warranty excludes this occurrence.

PEELING

If the exterior paint or stain peels within the first year, Davidson Homes will prepare and touch up the affected areas by matching the paint or stain as closely as possible. Due to different dye lots in paint and stain, and to fading for the elements, color variations should be expected, and the builder is not responsible for these variations.

VARIATIONS IN COLOR

All wood products have variations in grain and color. Due to these characteristics, color variations will result when stain is applied. No repair or replacements will be made due to color variations.

WOOD GRAIN

Because of wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today's water-based paints often make wood grain visible on painted trim. Davidson Homes does not provide corrections for this condition.

INTERIOR

HOMEOWNER USE & MAINTENANCE GUIDELINES

Painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads or scrub brushes. Flat paints show washing marks easily. Often, better results come from touching up rather than washing the paint.

CARE

Your walls have been painted with flat latex paint. This finish is not resistant to washing. Minor soiling may be cleaned with a soft cloth or sponge and soapy water.

This could still result in discoloration and/or wearing of the finish. Severe soiling should be touched up with matching paint. Spackle may be used to patch small holes and blemishes.

COLORS

Your selection sheets are your record of the paint and stain color names in your home.

COVERAGE

The surface being painted over will not show through the new paint when viewed from a 6-foot distance under normal light.

Davidson Homes will touch up the paint as necessary to meet the performance standard. Due to dye lot variations and variations due to elements, color variations should be expected and are not warrantable.

PEELING / DETERIORATING

If the finish on your interior paint or woodwork stain peels within the first year, Davidson Homes will prepare and touch up the affected areas by matching the paint or stain as closely as possible. Davidson Homes will refinish the affected areas if the damage is not due to moisture or water. Due to dye lot variations and effects of the elements, variations in color should be expected, which are not warranted by the Builder.

Woodwork that becomes soiled can be cleaned with a mild liquid soap and a damp cloth. Once clean, excess moisture should be removed with a dry cloth.

STAIN

For minor interior stain touch ups, a furniture polish and stain treatment is inexpensive, easy to use, and will blend in with the wood grain. Follow directions on the bottle.

TOUCH-UP

When doing paint touch ups, use a small brush or roller, applying paint only to the damaged spot. Touch-ups may not match the surrounding area exactly, even if the same paint mix is used. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product.

VARIATIONS IN COLOR

All wood products have variations in grain and color. Due to these characteristics, color variations will result when stain is applied. No repair or replacements will be made due to color variations.

WALL CRACKS (ONE TIME REPAIR)

We suggest that you wait until your 11-month warranty service request to repair drywall cracks or other separations due to shrinkage or settling. This will allow your home to properly settle. Cracking in corners is typical.

TOUCH-UP VISIBLE

One time during the materials and workmanship warranty, Davidson Homes will repair drywall shrinkage cracks and nail pops and will touch up the repaired area using the same paint color that was on the surface when the home was delivered. Touch-ups will be visible and should be expected, for which the builder is not responsible.

“Flashing” is normal when fresh paint is used to touch up existing areas. It will be more noticeable on long spans of walls, or walls with light shining down them. Davidson Homes will not paint whole walls because of this condition.

Repainting the entire wall or the entire room to correct this is your choice and responsibility.

WOOD GRAIN

Because of wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today’s water-based paints often make wood grain visible on painted trim. Davidson Homes does not provide corrections for this condition.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we will confirm that all painted or stained surfaces are in acceptable condition. Davidson Homes will touch up paint as indicated on the New Home Orientation checklist. You are responsible for all subsequent touch-ups; except painting we perform as part of another warranty repair. All paint issues are looked at from a standard 6-foot distance, under normal light conditions. If the original color or paint type has been changed, Davidson Homes will perform any “other” repairs needed to the area but will not be responsible for the painting of those areas.



Pests & Wildlife

HOMEOWNER USE & MAINTENANCE GUIDELINES

Insects such as ants, spiders, wasps and bees, and animal life such as woodpeckers, squirrels, mice and snakes, may fail to recognize that your home belongs to you.

Addressing concerns involving these pests and wildlife goes with being a homeowner. Informational resources include, among others, the state wildlife service, animal control authorities, the county extension service, pest control professionals, the internet and public library. This is a non-warranted item.

The home is warranted to be free from termite infestation for one year. It is the responsibility of the homeowner to prevent Wood Destroying Organisms after one year.



Plumbing

HOMEOWNER USE & MAINTENANCE GUIDELINES

Good maintenance of your home's plumbing components will ensure proper operation for many years to come. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

Locate your main shut-off. It may be in the garage, basement or the exterior of the home depending on your options. Be sure you are familiar with this shut off in case of emergency such as a water line break. Each sink and toilet have an individual shut-off for its water supply.

IMPORTANT: Before frost, shut off the water to your exterior spigots and bleed the water out of the lines. To do this, turn the spigot on so water is coming out. Then go to the shut offs in the basement and turn them off. Then loosen the "Bleeder" valve so water squirts out of the hole in them. You can put a bucket below to catch the water. Leave the Bleeder valves on loosely for the winter. Failure to do will cause your pipes to burst, which is non-warrantable. Come spring, reverse this process.

CARE

Follow the manufacturer's directions for cleaning the plumbing fixtures. Abrasive cleaners will remove the shiny finish, leaving behind a porous surface that is difficult to maintain. A non-abrasive cleaner, such as Soft Soap or liquid detergent is usually recommended.

Brass or antique brass fixtures should be cared for with a good quality brass cleaner, available at most hardware stores. Gel-Gloss is also recommended. It also works well on ceramics, stainless steel and cultured marble.

CAST IRON

Cast iron sinks should always be treated with care. Always use a dishpan when doing dishes. Use non-abrasive cleaners, such as Soft Soap.

Local water conditions affect the appearance of cast iron. A white film can develop on the sink if you have over-softened water or water with a high concentration of minerals. In hard water areas, a brown surface stain can form appearing like rust.

Avoid abnormal pressure to the toilet tank. It is possible to crack the tank at the points where it is attached. Be sure not to use concentrated chloride bleach tank additives. These will deteriorate the interior tank parts.

CLOGS

The main causes of toilet clogs are domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss and children's toys.

You can usually clear clogged traps with a plunger. If you use chemical agents, follow directions carefully to avoid personal injury or damage to the fixtures.

See also: Garbage Disposal.

To clean a plunger, drain stopper (usually found in bathroom sinks), loosen the nut under the sink at the back, pulling out the rod attached to the plunger, and lifting the stopper. Clean and return the mechanism to its original position.

DRIPPING FAUCET

You can repair a dripping faucet by shutting off the water at the valve directly under the sink, then removing the faucet stem, changing the washer, and reinstalling the faucet stem. The showerhead is repaired the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. (Please note that some manufacturers do not use rubber washers.) If your faucet has a cartridge instead of a washer, refer to the manufacturer's manual for replacement instructions.

FREEZING PIPES

Plumbing pipes will be adequately protected from freezing, provided the home is heated at a normal level. Set the heat at a minimum of 55 degrees F if you are away during winter months. Keep garage doors closed to protect plumbing lines running through this area from freezing temperatures.

In unusually frigid weather, or if you 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.

If a pipe freeze occurs, do not turn off the water supply unless the pipe has burst, then notify a plumber.

LAUNDRY TUB

If you have a laundry room tub, the faucet does not have an aerator. This is to allow the laundry tub faucet to accept a hose connection.

LEAKS

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. First, contact the plumber listed on your emergency stickler located on your electrical panel then email Davidson Homes Warranty Department, opening a warranty request.

LOW FLUSH TOILETS

In 1993, a water-saving regulation went into effect, which prohibits the manufacture of toilets that use more than 1.5 gallons of water per flush. In the search for a balance among comfort, convenience and sensible use of natural resources, the government conducted several studies. The 1.5-gallon toilet turned out to be the size that overall consistently saves water. Because this may cause your toilet to plug more often, you may find the following tips useful:

- Hold the handle down to allow more water to pass. Even though the toilet is a 1.5-gallon flush, the tank holds 3.2 gallons of water.
- Flush two times.
- Do not allow large objects to go down the toilet.
- Expect to use a plunger.

As a result of implementing this standard, flushing twice is occasionally necessary to completely empty the toilet bowl. Even though you flush twice on occasion, rest assured that overall, you are saving water and we have complied with the law. Similarly, flow restrictors are manufactured into most faucets and all showerheads and cannot be removed. We apologize for any inconvenience this may cause.

LOW PRESSURE

Occasional cleaning of the aerators on your faucets (normally every three to four months) will allow proper flow of water. The water department controls the overall water pressure.

MAIN SHUT-OFF

The water supply to your home can be shut off entirely, generally in two locations. The first is at the meter and the second is at your water heater. We will point both out during your New Home Orientation.

Due to code, we are required to put back flow preventers on your sillcocks (spigots).

It is against code to remove these and will cause damage to your faucet, which would not be warranted. It is normal to get some spray back at your spigot from the back flow preventer.

RUNNING TOILET

To stop running water, check the shut-off float in the tank. You will most likely find it has lifted too high in the tank, preventing the valve from shutting off completely. In this case, gently bend the float rod down until it stops the water at the correct level.

The float should be free and not rub the side of the tank or any other parts. Also check the chain on the flush handle.

If it is too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.

SHUT-OFFS

Your main water shut-off is located near your meter or at the street. You use this shut-off for major water emergencies such as a water line break or when you install a sprinkler system or build an addition to your home. Each toilet has a shut-off on the water line under the tank. Hot and cold shut-offs for each sink are on the water lines under the sink.

OUTSIDE FAUCETS

Before frost, shut off the water to your exterior spigots and bleed the water out of the lines. To do this, turn the spigot on so water is coming out. Then go to the shut-offs in the basement and turn them off. Then loosen the “bleeder” valves so water squirts out of the hole in them. You can put a bucket below to catch the water. Leave the bleeder valves on loosely for the winter. Failure to do will cause your pipes to burst, which is not covered by warranty. Come spring, reverse this process.

Due to city code, we are required to put back flow preventors on your sillcocks (spigots). It is against code to remove these and will cause damage to your faucet, which would not be warranted. It is normal to get some spray back at your spigot from the back flow preventor.

STAINLESS STEEL

Clean stainless steel sinks with soap and water to preserve their luster. Avoid using abrasive cleaners or steel wool pads; these will damage the finish. Prevent bleach from coming into prolonged contact with the sink as it can pit the surface. An occasional cleaning with a good stainless steel cleaner will enhance the finish. Rub in the direction of the polish or grain lines and dry the sink to prevent water spots.

Avoid leaving produce on a stainless steel surface, since prolonged contact with produce can stain the finish. Also avoid using the sink as a cutting board; sharp knives will gouge the finish.

Local water conditions affect the appearance of stainless steel. A white film can develop on the sink if you have over-softened water or water with a high concentration of minerals. In hard water areas, a brown surface stain can form appearing like rust.

TANK CARE

Avoid exposing the toilet to blows from sharp or heavy objects, which can cause chipping or cracking. Avoid abnormal pressures against the sides of the tank. It is possible to crack the tank at the points where it is attached to the bowl.

Do not use bowl cleaners that are placed in the tanks. They may cause the rubber parts and washers to break down, warp or fall apart. If chemicals are added to the toilet tank, the tank bolts could become damaged and cause the tank to leak. Using these kinds of products will void your warranty.

WATER FILTER OR SOFTENER

If you install either a water filter or a water softener, carefully read the manufacturer’s literature and warranty for your specific model.

TROUBLESHOOTING TIPS

NO WATER ANYWHERE IN THE HOME

Before calling for service, check to confirm that the:

- Main shut-off on the meter outside your home is open.
- Main shut-off at the side of your home is open.
- Main shut-off at the water heater is open.
- Individual shut-offs for each water-using item is open.

No Hot Water See Water Heater

LEAK INVOLVING: ONE SINK, WHIRLPOOL TUB OR TOILET:

- Check caulking and grout.
- Confirm shower door or tub enclosure was properly closed.
- Turn water supply off to that item.
- Use other facilities in your home and report problem on to the Warranty Department.

LEAK INVOLVING SHOWER/BATHTUB

- Turn water off at one of the main locations in your home.
- Call emergency number for service.

These items do not have a shut off at the unit; you will need to shut off the water at the main.

LEAK INVOLVING A MAIN LINE

- Turn water off at the meter in your home.
- Call emergency number for service.

BACK UP AT ONE TOILET

If only one toilet is affected, corrections occur during normal business hours.

- Shut off the water supply to the toilet involved.
- Use a plunger to clear the blockage.
- Use a snake to clear the blockage.

Unplugging toilets is a non-warrantable item.

SEWER BACK UP AFFECTING ENTIRE HOME

- Contact the plumber listed on your Emergency Phone Numbers sticker located on your electrical panel, then submit a warranty request to the warranty email located on the Davidson Homes website.
- Remove personal belongings to a safe location. If items are soiled, contact your homeowner insurance company.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we will confirm that all plumbing fixtures are in acceptable condition and are functioning properly, and that all faucets and drains operate freely.

CLOGS

Sewers, fixtures and drains should operate properly to accomplish their intended function. Because sewers, fixtures and drains can easily be clogged through homeowner negligence, the homeowner will make the necessary repairs.

NOTE: Unplugging of toilets is not a warranted item! To conserve water, the law now requires 1.5-gallon flush tanks to be installed in homes.

Because this may cause your toilet to plug more often, you may find the following tips useful:

- Hold the handle down to allow more water to pass. Even though the toilet is a 1.5-gallon flush, the tank holds 3.2 gallons of water.
- Flush two times, if needed to clear the bowl.
- Do not allow large objects to go down the toilet.
- Expect to use a plunger.

CONDENSATION ON PIPES OR TANKS

Condensation on pipes or toilet tanks may result due to combinations of temperature and indoor humidity.

Be sure to wipe up any condensation that drips on surfaces that can be damaged by water. Condensation is not warrantable. Please see Condensation for more information.

CRACKS, CHIPS SCRATCHES

Davidson Homes will repair cracks, chips scratches on porcelain, cast iron, stainless and cultured marble if noted on the New Home Orientation checklist. Any damage not noted on the worksheet will be a homeowner responsibility and not warranted. If you do damage any of these surfaces, call us and we can direct you to a repair company.

WATER HEATER

See Water Heater.

FREEZING PIPES

Provided the home is heated at a normal level, pipes should not freeze. Set heat at 55 degrees F if you are away during winter months. Keep garage doors closed to protect plumbing lines that run through this area.

Davidson Homes will correct the situation in the event of a frozen pipe if the problem is due to improper installation.

The correction may involve opening the walls for access to the pipe and, either adding or replacing insulation, which may have moved during the construction process. A permanent vent may be left in place to allow for warmer air to circulate around the pipe.

If any pipes freeze, do not turn off the water supply unless the pipe has burst, then notify a plumber.

LEAKS

No faucet or valve should leak because of defects in material or workmanship. Davidson Homes will repair leaks in the plumbing system per the Limited Warranty specified in your state's Warranty Statutes. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, Davidson Homes will repair or replace items that were part of the home as originally purchased. We do not make adjustments for secondary damages (for example, damage to wallpaper, drapes, and personal belongings). Insurance should cover these items. If the leak is due to a defective washer cartridge in the faucet, washer cartridge replacement is a homeowner responsibility.

No leaks of any kind should exist in any soil vent or water pipe. Davidson Homes will make necessary repairs to eliminate leakage. Davidson Homes will repair any drywall or floor covering damaged by a warranted leak. No adjustments will be made for secondary damages - wallpaper, drapes, personal belongings, etc. - homeowner's insurance should cover these items.

Make sure your family knows where the plumbing shut-offs are located in case of an emergency. The plumbing main shut-off is located on the exterior of the home. This will shut off the entire home. Each sink has a hot and cold shut-off. Each toilet has one shut-off either below it or behind it. In the event of a leak, shut off the water to the affected area, or if that is unknown, or the leak is at the bathtub or shower, shut off the water main.

NOISE

Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. Davidson Homes will repair persistent water hammer.

SINKS DO NOT HOLD WATER

Stoppers on sinks should retain water for a sufficient length of time to accomplish their intended use. Davidson Homes will correct the fixture to meet this standard.

SUPPLY

Davidson Homes will correct construction conditions that disrupt the supply of water to your home if they involve service from the main water supply to your home, provided actions of yours have not caused the problem. Disruption of service due to failure of the water department system is the responsibility of the water department to correct.

TOILET DOES NOT FLUSH PROPERLY OR TOILET RUNS

Toilets should accomplish their intended use. To stop a toilet from continually running, try jiggling the handle. If that doesn't work, remove the tank cover to check the toilet chain. Make sure the chain isn't caught on anything. Also, check the drain valve cover to make sure it is seated correctly over the drain hole.



HOMEOWNER USE & MAINTENANCE GUIDELINES

The shingles used on your home should provide you with many years of service and weather protection for your home. A few reminders on the maintenance of your roof could save you a great deal of expense and discomfort in the future.

DO NOT WALK ON YOUR ROOF. Doing so can void your warranty. The weight and movement will loosen and break the integrity of the roofing material, which can, in turn, result in a leak. No one should attempt to walk on the roof when it is wet. It is extremely slippery. During hot weather, your shingles will be soft and pliable and can be easily damaged. Extreme cold will make them hard and brittle thus easily damaged.

CLEAN GUTTERS

Should you choose to install gutters, maintain the gutters and downspouts so that they are free of debris and able to quickly drain precipitation from the roof.

SEVERE WEATHER

After severe storms, do a visual inspection of the roof for damages. Under normal weather conditions, shingles should not blow off the roof. If shingles are damaged by abnormal weather conditions, please contact your homeowners insurance or association.

Under normal weather conditions, Davidson Homes will repair or replace damaged shingles during the first year of warranty. If shingles are replaced, expect dye lot variations, which are not warranted.

During snowy conditions, be sure to check to see that your roof vents are not covered by snow. See Attic for more information.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes will repair roof leaks in the first year of a home's warranty, other than those caused by severe weather. Roof repairs are made only when the roof is dry.

INADEQUATE ROOF VENTILATION

Attic spaces will be ventilated as required by applicable building codes. Be sure roof vents remain open and are not covered or blocked by debris. If the roof vents are covered, we recommend that a professional be hired to clear them off.

NOTE: The attic should never be used for storage.

INCLEMENT WEATHER

Storm damage is excluded from warranty coverage. Notify your homeowner's insurance or your association if storm damage is discovered.

LEAKING THROUGH VENTS

Vents are provided for proper ventilation. Even vents that are installed according to building codes can allow driving rain to enter. This is not a defect. Davidson Homes is not responsible for damage due to driving rain. Please contact your homeowners insurance or association.

Vents should not leak under normal conditions. Davidson Homes will repair leaks that occur under normal conditions, unless the leaks occur due to frost build up which is beyond Davidson Homes' control.

LEAKS

All roof and/or flashing leaks not caused by homeowner's actions or negligence will be repaired in the first year of warranty. It is a homeowner's responsibility to remove leaf/debris build up in gutters.

If shingles are replaced, expect dye lot variations, which are not warranted. When a leak is noticed, try to detect the exact location; this will greatly help in locating the area that requires repair. Roof repairs will only be made when the roof is dry.

VARIATION OF SHINGLE COLORS

This is a non-warranted item. Some color variations are due to sun reflections, minor differences in colors between shingles in the same lots and the aging and weathering of the shingles.

SHINGLES STICKING UP OR NOT SEALING DOWN

Shingles should be sealed by the end of the One-Year Warranty Service Review period. Shingles need heat from the sun to get the full effect of the seal. Due to lack of heat from the sun during the winter, performance standards may vary.

Davidson Homes will repair shingles that are not sealed by the end of the One-Year Warranty period. If a shingle is replaced, expect dye lot variations, which are not warranted.

SHINGLES DO NOT OVERHANG OR OVERHANG TOO MUCH

Shingles will overhang roof edges by no less than 1/4 inch and no more than 1 inch. Davidson Homes will either reposition or replace shingles as necessary to meet this standard. If a shingle is replaced, expect dye lot variations, which are not warrantable.



Scented Candles

HOMEOWNER USE & MAINTENANCE GUIDELINES

The popularity of scented candles has increased in recent years. If this is an activity that is part of your lifestyle, we caution you about the potential damage to your home from soot. When this condition results from homeowners burning candles, resulting damage is excluded from our limited warranty coverage.



Shower Doors / Tub Enclosures

HOMEOWNER USE & MAINTENANCE GUIDELINES

Shower doors and tub enclosures require minimal care. Using a squeegee to remove water after a bath or shower will keep mineral residue and soap film to a minimum. Use of a shower spray can also help prevent buildup of minerals and soap.

Use cleaning products suggested by the manufacturer to avoid any damage to the trim and hardware. Avoid hanging wet towels on corners of doors; the weight can pull the door out of alignment and cause it to leak. Check and touch up caulking on an as needed basis.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we will confirm the good condition of all shower doors and tub enclosures. Davidson Homes warrants that shower doors and tub enclosures will function according to manufacturer specifications.

Siding & Posts

HOMEOWNER USE & MAINTENANCE GUIDELINES

Siding expands and contracts in response to changes in humidity and temperature. Slight waves are visible in siding under moist weather conditions; shrinkage and separations will be more noticeable under dry conditions. These behaviors cannot be eliminated.

WOOD & WOOD PRODUCTS

Wood or wood-product siding will require routine refinishing. The timing will vary with climatic conditions. Maintain caulking to minimize moisture entry into the siding. Note that some paint colors will require more maintenance than others and some sides of the home may show signs of wear sooner based on their exposure to the elements. Some wood siding, such as cedar, is subject to more cracking and will require more maintenance attention.

CEMENT BASED OR COMPOSITE PRODUCTS

Cement based siding will require repainting and caulking, just as wood products do.

FIRE SAFETY

Vinyl siding is made from organic materials and will melt or burn when exposed to a significant source of flame or heat. You should always take precautions to keep sources of fire, such as grills, combustible materials, dry leaves, mulch and trash away from vinyl siding.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes warrants all siding to be free of defects in material and workmanship for one year from closing. We will confirm the condition of the siding during your New Home Orientation.

Under normal weather conditions, your siding should not come loose. Siding that comes loose during the warranty period will be repaired. Expect variations in color due to dye lots and elements. If the siding becomes loose due to abnormal weather conditions, please contact your homeowners insurance or association.

We will correct any separation at joints or where siding meets another material if the separation allows water to enter the home for one year after closing.

DENTS, SCRATCHES, HOLES OR NICKS IN SIDING

There should not be any dents, scratches, holes or nicks in the siding prior to closing. Davidson Homes will repair or replace only the damaged siding noted on the New Home Orientation checklist.

PAINTING AND CAULKING

Paint will fade and touch up may be needed in knotholes and other areas at a later date. Touch up is the responsibility of the homeowner. The homeowner can expect the newly painted surface may not match the original color, for which Davidson Homes is not responsible.

NOTE: Exterior caulking is a yearly homeowner maintenance item.

Joint and cracks of wall surfaces will be recaulked one time only during the first year of warranty to prevent entry of water. Please note that properly installed caulk will shrink and must be maintained during the life of your home. We will match your caulk color as closely as possible, but expect variations of color, which are not warrantable.

RATTLING NOISES

Due to windy or stormy weather conditions, the vinyl siding or the soffits may make a rattling noise. The siding and soffits are installed in a manner that allows them to expand and contract as needed. Due to this, you may experience some rattling noise, which is normal and not warranted.

WOOD SPLITS

Some splitting of wood is normal and should be expected. Splits exceeding a 1/4 inch will be repaired. Knots are a natural character of the wood and not considered defects of the wood. At Davidson Homes discretion, we will repair (by caulking) or replace the affected areas, if noted on the New Home Orientation checklist.

VINYL SIDING THERMAL STRESS/WARPING

Warping due to thermal stress caused by a reflection from a window or any other heat source, such as a grill, is beyond Davidson Homes' control and is not warranted.



Smoke Detector

HOMEOWNER USE & MAINTENANCE GUIDELINES

Read the manufacturer's manual for detailed information on the care of your smoke detectors. Your smoke detectors are hardwired to the electrical panel, interconnected to each other (if one goes off, they all go off) and all have battery backups. These are not part of the security system.

BATTERY

If a smoke detector makes a chirping sound that is a sign that the battery needs to be replaced. Follow manufacturer instructions for installing a new battery. Most smoke detectors use a 9-volt battery. It is recommended that you change your batteries every six months. A good way to remember this is to change them when you adjust your clocks.

CLEANING

For your safety, clean (vacuum) 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. For safety it is important that these devices are kept clean and in good working order.

LOCATIONS

Smoke detectors are installed in accordance with building codes, which dictate locations. Davidson Homes will not omit any smoke detector and you should not remove or disable any smoke detector.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes does not represent that the smoke detectors will provide the protection for which they are installed or intended. We will test smoke detectors during the New Home Orientation to confirm that they are working and to familiarize you with the alarm. You are responsible for obtaining fire insurance.



Sump Pump

(If Applicable, Basement Only)

HOMEOWNER USE AND MAINTENANCE GUIDELINES

The foundation design of your home includes a perimeter drain, and if required by the city, a sump pump. The perimeter drain runs around the foundation to gather water and channel it to the sump basket. It is normal to have some water in your sump basket.

When the water reaches a certain level, the pump comes on and pumps the water out of your home. Read and follow the manufacturer's directions for use and care of your sump pump. If you are in an area that does not require a sump pump, and there is water in the sump basket, it is the homeowner's responsibility to purchase a sump pump or to remove this water. Sump pumps can be purchased at hardware or building stores.

CONTINUOUS OPERATION

The pump may run often or even continuously during a heavy storm or long periods of rain. This is normal under such conditions.

DISCHARGE

Know where the discharge for your sump pump system is and keep the end of the drain clear of debris so that water can flow out easily. Also, you may need to add an extension to the discharge hose, so you do not recirculate the same water over and over. If you add an extension, be sure to remove it in the fall. If your yard is not sodded, check with your local authorities regarding your discharge water.

POWER SUPPLY

The sump pump runs on electricity. If power goes off, the pump cannot operate. Storm water (not sewage) could then enter your basement.

You may wish to install a backup system to guard against this possibility. Homeowners insurance does not usually cover damage to your property from this source; you may want to obtain a rider to cover this.

ROOF WATER

Ensure that roof water drains quickly away from the home to avoid circulating it through your sump pump. Keep downspout extensions or splash blocks in place to channel water away from your home.

ROUTINE CHECK

Periodically check to confirm the pump is plugged in, the circuit breaker is on and that the pump operates. To check the operation of your sump pump, pour enough water into the sump basket to make the sump pump kick on. The pump should come on and pump the water out. It is recommended that this procedure be done at least twice once a year. Test your sump pump periodically to be sure it is running.

TREES AND SHRUBS

Avoid planting trees or shrubs with aggressive root growth patterns near your home's foundation. The roots can make their way into the perimeter drain and eventually clog the system.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During your New Home Orientation, we will discuss the sump pump and confirm it is operational. The pump is classified as an appliance and is warranted by the manufacturer.



Ventilation

HOMEOWNER USE AND MAINTENANCE GUIDELINES

Homes today are built more energy efficient than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors and indoor pollutants may all accumulate. We provide mechanical and passive methods for ventilating homes. Your attention to ventilation is important to health and safety. Building codes require attic and crawl space vents to minimize accumulation of moisture.

AIR-TO-AIR EXCHANGE SYSTEM

(Optional in homes as of February 2008)

An air-to-air exchange system is a controlled ventilation system that moves fresh from outside your home into your home. Continuous ventilation with an air-to-air exchanger gives you and your house long-lasting protection against problems with indoor air quality and moisture.

There are three filters in the unit, two small ones, which need to be cleaned monthly (minimum), and one large one, which needs to be cleaned every three months (minimum). To clean, either rinse and let dry, or vacuum surface and place back in unit.

ATTIC VENTS

Attic ventilation occurs through vents in the soffit (the underside of the overhangs) and on the roof. Driving rain sometimes enters the attic through these vents. Do not cover them to prevent this.

DAILY HABITS

Your daily habits can help keep your home well ventilated:

- Do not cover or interfere in any way with the fresh air supply to furnace
- Develop the habit of running the hood fan when you are cooking.
- Use the bath fans when bathrooms are in use, and for at least 30 minutes after a shower.
- Air your house by opening windows for a time when weather permits.

Proper ventilation will prevent excessive moisture from forming on the inside of the windows; also see Condensation.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Davidson Homes warranty guidelines for active components (for example, exhaust fans) are discussed under the appropriate headings (such as electrical systems, heating system, and so on).



Water Heater

ELECTRIC WATER HEATER

HOMEOWNER USE & MAINTENANCE GUIDELINES

Carefully read the manufacturer's literature and warranty for your specific model of water heater.

DRAIN TANK

Review and follow the manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces build-up of chemical or mineral deposits from the water, thereby prolonging the life of the tank as well as saving energy dollars. Also drain the tank if it is being shut down during periods of freezing temperatures. Carefully follow the instructions in the manufacturer's literature. Ensure power is off prior to draining an electric water heater.

ELEMENT CLEANING OR REPLACEMENT

The heating elements in the water heater will require periodic cleaning. The frequency is determined in part by the quality of the water in your area.

Again, refer to the manufacturer's literature for step-by-step instructions and drawings, or contact an authorized service company.

PRESSURE RELIEF VALVE

Follow your manufacturer's recommendation for maintenance of the pressure relief valve. Stay clear of the discharge line to avoid injury. See manufacturer's literature for diagrams and detailed instructions.

SAFETY

Keep the area around a water heater clear of stored household items. Never use the top of the water heater as a storage shelf.

STINKY WATER

Some people may notice a "stinky water" smell, and think it is a problem with their water heater. The smell is caused by harmless bacteria in the water that eats the magnesium anode rod inside the water heater. Removing the rod inside the water heater may or may not help. But removing this rod will void the water heater warranty.

TEMPERATURE

Your water heater is pre-set slightly below or at the maximum temperature allowed by code. Higher settings can waste energy dollars and increase the danger of injury from scalding. Many municipal codes require a separate mixing valve to further control the water temperature in bathrooms. Hot water will take longer to arrive at sinks, tubs and showers that are farther from the water heater.

TROUBLE SHOOTING TIPS

NO HOT WATER

Before calling for service, check to confirm that the:

- Water heater breaker on your main electric panel is in the on position. (Remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Temperature setting is not off or too low.
- Water supply valve is open.

Refer to the manufacturer's literature for specific locations of these items and possibly other troubleshooting tips.

Even if the trouble-shooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

Refer to the manufacturer's limited warranty for complete information regarding warranty coverage on your water heater.

TANKLESS HOT WATER HEATER

Tankless hot water heaters are designed to be a much more efficient way to heat the water in your home, however, the hot water is not instant. It may still take a few minutes for the hot water to reach the faucet, as it must still travel from the heater to the fixture. The delay of hot water from the appliance to the tap is not a warrantable item.



DOORS HOMEOWNER USE & MAINTENANCE GUIDELINES

Windows are warranted directly through the window manufacturer. You will be given the warranty information at your New Home Orientation. It is suggested that you add this information to the warranty section of your Davidson Homes folio. Windows will operate with reasonable ease.

Contact a glass company for reglazing of any windows that break. Glass is difficult to install without special tools.

Clean during moderate temperatures with only a mild soap and warm water using a sponge or soft cloth and dry with a towel. Avoid abrasive cleaners, razors, brushes or scrubbing devices of any kind. Clean glass with a mild dish soap and water or commercial glass cleaner, rinse completely with clean water and wipe dry with a soft cloth to avoid water spots.

Clean screens by first removing, then washing on a clean, flat surface with mild soap and water solution using a soft brush. Rinse, dry and reinstall.

CONDENSATION

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. Your family's lifestyle controls the humidity level within your home. If your home includes a humidifier, closely observe the manufacturer's directions for its use.

See also: Condensation.

SLIDING GLASS DOORS

Sliding glass doors are made with tempered glass, which is more difficult to break than ordinary glass. If broken, tempered glass breaks into small circular pieces rather than large splinters, which can easily cause injury.

Keep sliding door tracks clean for smooth operation and to prevent damage to the doorframe. Silicone lubricants work well for these tracks. Acquaint yourself with the operation of sliding door hardware for maximum security.

WEEP HOLES

In heavy rains, water may collect in the bottom channel of window frames and patio doors. Weep holes are provided to allow excess water to escape to the outside. Keep the bottom window channels and weep holes free of dirt and debris for proper operation.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

We will confirm that all windows, screens and sliding glass doors are in acceptable condition during the New Home Orientation.

Davidson Homes will repair or replace broken windows or damaged screens noted on the New Home Orientation checklist. Windows should operate with reasonable ease and locks should perform as designed.

If they do not, contact the window supplier for adjustments.

CONDENSATION

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. You influence the humidity level within your home; Davidson Homes provides no corrective measure for this condition.

Condensation that accumulates between the panes of glass in dual-glazed windows indicates a broken seal. Contact the window manufacturer to replace the window if this occurs during the warranty period.

For more information, see Condensation.

INFILTRATION

Some air and dust will infiltrate around windows, especially before the installation of landscaping in the general area. Davidson Homes warranty excludes this occurrence.

Windows and window weather stripping is covered through the manufacturer. The window manufacturer covers patio doors also.

It may be necessary for the homeowner to provide a storm door to help with certain temperature, wind, rain and/or snow conditions.

NOTE: It is strongly recommended that storm doors be installed on all exterior doors, especially atrium doors and front doors.

MILDEW

Mildew is a fungus that tends to develop on very moist surfaces. Try to keep your windowsills dry by either controlling your condensation and/or wiping up any moisture.

Mildew can be removed by using 3 tablespoons of Tri-Sodium Phosphate (TSP) and 1 cup of household bleach in 1 gallon of water. Always wear rubber gloves.

SCRATCHES

Davidson Homes confirms that all window glass is in acceptable condition at the New Home Orientation. Minor scratches on windows can result from delivery, handling and other construction activities. Davidson Homes will replace windows that have scratches readily visible from a distance of 6 feet only if noted on the New Home Orientation checklist.

Davidson Homes does not replace windows that have scratches visible only under certain lighting conditions.

SCREENS

Sliding patio door screens will slide properly on the track. Cleaning and maintenance are necessary to preserve proper operation of the screen door and are the Homeowner's responsibility. Damage not caused by homeowner negligence of damage will be repaired during the warranty period.

Screens with holes or defects will be replaced if noted on New Home Orientation checklist. Once the home has closed, it is the homeowner's responsibility.

STICKING WINDOWS

Most sliding windows (both horizontal and vertical) are designed for a 10-pound pull. If sticking occurs, or excessive pressure is required to open or close, use a silicone lubricant. Spray this on the tracks and the windows should move freely. Silicone is available at hardware stores. Do not use petroleum-based products. This is a homeowner's maintenance item and is not covered through the manufacturer or Davidson Homes.

STRESS CRACKS

The window manufacturer will replace the cracked piece of glass within the warranty period. Glass that is cracked due to homeowner's negligence will not be warranted.



HOMEOWNER USE & MAINTENANCE GUIDELINES

Shrinkage of wood trim occurs during the first two years or longer, depending on temperature and humidity. All lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink less lengthwise than across the grain.

Wood shrinkage can result in separation at joints of trim pieces. You can usually correct this with caulking and touch-up painting.

DAVIDSON HOMES LIMITED WARRANTY GUIDELINES

During the New Home Orientation, we will confirm that wood trim is in acceptable condition. Minor imperfections in wood materials will be visible and will require no action.

CRACKING AND/OR SEPARATION

Separation between wood and adjacent surfaces or cracks that exceed 1/8 will be corrected. Davidson Homes will correct by using caulk, putty or other methods.

If replacement is required, we will do our best to match stain and grain as closely as possible, but variations are to be expected and are not warranted.

All wood will have variations in grain and color. These variations are not warranted. Davidson Homes will correct readily noticeable construction damage such as chips and gouges listed during the New Home Orientation.

PAINTED MILLWORK (INTERIOR)

White painted millwork is a beautiful addition to your new home. However, there are some differences in the care and maintenance of painted millwork compared to stained and varnished millwork.

Caulking is applied to your painted millwork between the wall and the wood. During the first year you live in your new home the wood and other materials used to construct your home will dry out, causing some slight movement in the structure of your home. In some cases, your millwork caulking will need to be touched up or reapplied due to this process. Gaps between painted millwork and the wall behind that exceed 1/8 inch will be corrected. Davidson Homes will correct by using caulk, putty or other methods. If replacement millwork is required, texture and color match are not guaranteed.

RAISED GRAIN (EXTERIOR)

Because of the effects of weather on natural wood, you should expect raised grain to develop. This is normal and not a defect in the wood or paint. Warranty coverage excludes this condition. Also see: Paint and Stain - Exterior.



Warranty

ONE-YEAR WARRANTY

During the first year of ownership, the home shall be free from defects caused by faulty workmanship and defective materials due to non-compliance with building standards. The period of ownership commences on the date of closing, unless otherwise specified by Davidson Homes. 10-Year Warranty (13-year structural warranty Alabama only)

During the first 10 years of ownership, the home shall be free from major structural defects. "Major structural defects" means actual damage to the load-bearing function, and which vitally affects or is imminently likely to affect the use of the dwelling for residential purposes to the extent that the home becomes unsafe, unsanitary or otherwise unlivable. Davidson Homes provides structural warranty coverage for years one and two of the home before Residential Warranty Company, LLC (RWC) begins coverage of structural components. Please refer to the RWC, Residential Warranty Company, LLC "The Structural Limited Warranty" booklet provided on further structural warranty information.

Such load-bearing components may include:

1. Foundation systems and footings
2. Beams
3. Girders
4. Lintels
5. Columns
6. Load Bearing Walls and Partitions
7. Floor Systems
8. Roof Framing Systems

Damage to the following non-load bearing portions of the home may be covered by the One-Year Limited Warranty, but do not constitute a major structural defect:

1. Roofing and sheathing
2. Drywall and plaster
3. Exterior siding
4. Brick, stone or cementitious finish veneer
5. Floor covering material
6. Wall tile and other wall coverings
7. Non-load bearing walls and partitions
8. Concrete floors in attached garages and basements that are built separately from foundation walls or other structural elements of the home
9. Electrical, plumbing, heating, cooling & ventilation systems
10. Appliances, fixtures and items of equipment
11. Paint
12. Doors and windows
13. Trim
14. Cabinets
15. Hardware
16. Insulation
17. Floor squeaks or deflection

OBTAINING WARRANTY SERVICE

For reasons of accuracy and to comply with the terms of your warranty, all items for which you request service must be requested through the Davidson Homes warranty email located on the website.

When submitting items, please follow the steps below:

1. Please refer to the “About Your Home” Guidebook for each item in question.
 - a. Is the requested item covered by this warranty?
 - b. Does it fall within the performance standards warranty period?
 - c. Who is responsible for this item and what is the acceptable correction?
2. All requests for service need to be submitted through the email provided on the Davidson Homes website.
3. Please include your name, address, subdivision, lot number and phone number to help us serve you better. Please give a complete description of the issue (e.g., “leaky sink” should be “sink in master bedroom leaking under the vanity”). Pictures are always helpful to provide further detail of your warranty request.
4. Please provide access to your home during normal working hours of 8:00 AM to 4:30 PM, Monday through Friday.

The first-year warranty period expires on the anniversary date of your closing.

WARRANTY PROCESSING PROCEDURE

60 DAY POST CLOSE

Should there be a need for warranty service after you have closed on your home that may require adjustments or repairs, we recommend waiting until your first Post Close Visit at 60 Days. At this visit you will meet with your Davidson Homes Customer Care Representative to review any items that you’ve compiled and prepare a plan to repair those items that are considered warrantable.

11-MONTH POST CLOSE

It is the homeowner’s responsibility to contact Davidson Homes with any warrantable concerns. Please submit your list of warrantable items 10 months after closing to Davidson Homes via email, so work can be completed by the one-year expiration date. Please be as specific as possible. Davidson Homes will repair nail pops one time during the first year of warranty. We recommend waiting until your Year-End visit to address all nail pops.

Upon receipt of your Year-End list, we will contact you to set up an appointment with you and your Davidson Homes Customer Care Representative to review the items. During this meeting, the representative will try to accommodate your schedule at least two weeks out that you are available to be home while the repairs take place. We will attempt to schedule all necessary trade partners for the same day, when possible, to reduce the level of inconvenience to the homeowner.

Warranty Services must be accepted by the homeowner and service orders must be signed as complete.

In the period between the 60-Day and Year-End 11-Month Post Close Visits, only emergency (or highly unusual) warranty items will be addressed.

WARRANTY EXCLUSIONS

This Warranty does not provide coverage for any of the following items which are specifically excluded.

1. Damage to land and other real property that was not part of your home, or any property that was not included in the purchase price stated on the Certificate of Warranty Coverage.

2. Damage to or defects in swimming pools, tennis courts and other exterior recreational facilities, driveways, boundary walls, retaining walls and bulkheads (except where boundary walls, retaining walls and bulkheads are necessary for the structural stability of the home); fences, landscaping (including sod, seeding, shrubs, trees, and plantings), sprinkler systems, patios, decks, and porches, out buildings, detached carports, any other appurtenant structure or attachment to the dwelling, or other additions or improvements not a part of your home.
3. Loss or damage which arises while your home is being used primarily for nonresidential purposes.
4. Changes in the level of underground water table which were not reasonably foreseeable at the time of construction of your home.
5. Failure of your builder/seller to complete construction or construction which is noncompliant with plans and specifications, violations of local or national building codes, ordinances or standards.
6. Any condition which has not resulted in actual physical damage to your home.
7. Any loss or damage that is caused or made worse by any of the following causes, whether acting alone or in sequence or concurrence with any other cause or causes whatsoever, including without limitation:
 - a. Negligence, improper maintenance, defective material or work supplied by, or improper operation by, anyone other than your builder/seller or its employees, New Home Consultants or subcontractors, including failure to comply with the warranty requirements of manufacturers of appliances, equipment or fixtures.
 - b. Your failure to give prompt and proper notice to RWC and your builder/seller of any defect or structural defect.
 - c. Change of the grading of the ground that does not comply with accepted grading practices, or failure to maintain the original grade.
 - d. Riot or civil commotion, war, vandalism, hurricane, tornado or other windstorm, fire, explosion, blasting, smoke, water escape, tidal wave, flood, hail, snow, ice storm, lightning, falling trees or other objects, aircraft, vehicles, mudslide, landslide, avalanche, earthquake, volcanic eruption, sinkholes or geological phenomena involving subsurface slope instability.
 - e. Abuse or use of your home, or any part thereof, beyond the reasonable capacity of such part for such use.
 - f. Microorganisms, fungus, decay, wet rot, dry rot, soft rot, rotting of any kind, mold, mildew, vermin, termites, insects, rodents, birds, wild or domestic animals, plants, corrosion, rust, radon, radiation, formaldehyde, asbestos, any solid, liquid or gaseous pollutant, contaminant, toxin, irritant or carcinogenic substance, whether organic or inorganic, and electromagnetic field or emission, including any claim of health risk or uninhabitability based on any of the foregoing*.
 - g. Your failure to minimize or mitigate any defect, condition, loss or damage as soon as practicable.
 - h. Any loss or damage caused by buried debris, underground springs, sinkholes, mineshafts or other anomalies which were not reasonably foreseeable in a building site you provided.
 - i. Loss caused, in whole or in part, by any peril or occurrence for which compensation is provided by state legislation or public funds.
 - j. Costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repair, or any other costs due to loss of use, inconvenience or annoyance.
 - k. Diminished market value of your home.
 - l. Any and all consequential loss or damage, including without limitation, any damage to property not covered by this warranty, any damage to personal property, any damage to property which you do not own, any bodily injury or personal injury of any kind, including physical or mental pain and suffering and emotional distress, and any medical or hospital expenses, or lost profits.

8. Any defect or structural defect first occurring after the applicable term of the warranty expires.

9. Defects or Structural defects that first occur or You knew about prior to the effective date of warranty such as “walkthrough” or “punch list” items.

** Homes With FHA/VA Financing Only - If you are the original owner and your home has original FHA/VA financing still in effect, termite damage shall be covered for one year from the effective date of warranty.**Homes With FHA/VA Financing Only - If you are the original owner and your home has original FHA/VA financing still in effect, “diminished market value of your home” is deleted.

First Year Warranty Coverage

Foundation

Crawl Space

Item:	Action:	Comments:
Cracks in poured concrete foundation walls.	Builder will correct any crack which exceeds 1/4 inch in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of 1/4 inch or less are common and should be expected.
Cracks in block or veneer wall.	Builder will correct cracks greater than 1/4 inch in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of 1/4 inch or less are common and should be expected.
Inadequate ventilation.	Builder will install properly sized louvers or vents.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered homeowner maintenance.
Condensation on walls, joists, support columns and other components of the crawl space area.	No action required.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered homeowner maintenance.

Basement

Item:	Action:	Comments:
Cracks appear in control joints.	No action required.	The expansion/contraction joint is placed to control cracking. This is not a deficiency.
Uneven concrete floors in finished areas of a basement.	Builder will correct those areas in which Defect exceeds 3/8 inch within a 32 inch measurement.	In rooms not initially finished as living areas or where a floor or a portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8 inch within a 32 inch measurement is not a deficiency.
Cracks in poured concrete foundation walls.	Builder will correct any crack which exceeds 1/4 inch in width.	Shrinkage cracks are common and should be expected. Surface patching and epoxy injections are examples of acceptable repair methods.
Cracks in block or veneer wall.	Builder will correct cracks which exceed 1/4 inch in width.	Some cracks are common through masonry and mortar joints. Cracks 1/4 inch or less are considered routine HomeHomeowner maintenance.
Leaks resulting in actual flow or trickling of water through wall or floor, causing an accumulation.	Builder will correct.	A one-time occurrence may not indicate a defect. Homeowner must maintain proper grading around the home and maintain any surface water control systems installed by builder. Dampness and condensation are normal conditions and are not covered by this Limited Warranty.
Disintegration of the concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals and implements used and other factors beyond builder's control is not a warranted deficiency.
Cracks in concrete floor which rupture or significantly impair performance of floor covering.	Builder will correct so defect is not readily noticeable when floor covering is in place.	Minor impressions in floor covering are not considered significant imperfections.
Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living.	Builder will correct cracks which exceed 1/4 inch in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
Condensation on walls, joists, support columns and other components of basement area.	No action required.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.

Slab on Grade

Item:	Action:	Comments:
Cracks appear at control joints.	No action required.	Expansion/contraction joint is placed to control cracking. This is not a deficiency.
Uneven concrete floors in finished areas.	Builder will correct areas in which Defect exceeds 3/8 inch within a 32 inch measurement.	In rooms not initially finished as living areas or where a floor or a portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8 inch within a 32 inch measurement is acceptable.
Disintegration of concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond builder's control is not a warranted deficiency.
Crack in concrete floor which ruptures or significantly impairs performance of floor covering.	Builder will correct so defect is not readily noticeable when floor covering is in place.	Minor impressions in floor covering are not considered significant imperfections.
Cracks in attached garage slab.	Builder will correct cracks which exceed 1/4 inch in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living.	Builder will correct cracks which exceed 1/4 inch in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
Cracks in visible face of foundation.	Builder will correct cracks more than 1/4 inch in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.



Ceiling

Item:	Action:	Comments:
Uneven ceiling.	Builder will correct if unevenness exceeds 1/4 inch within a 32 inch measurement.	Some minor framing imperfections should be expected.

Floor

Item:	Action:	Comments:
High and low areas.	Builder will correct if high or low areas exceed 1/4 inch within a 32 inch measurement.	Some minor framing imperfections should be expected.
Floor squeaks.	Builder will correct if caused by a defective joist or improperly installed subfloor. Builder will take corrective action to reduce squeaking to the extent possible within reasonable repair capability without removing floor or ceiling finishes.	A large area of floor squeaks which is noticeable, loud and objectionable is a defect. A squeak-proof floor cannot be guaranteed. Lumber shrinkage as well as temperature and humidity changes may cause squeaks.

Roof

Item:	Action:	Comments:
Split or warped rafters or trusses.	No action required.	Some splitting and warping is normal and is caused by high temperature effects on lumber.

Walls

Item:	Action:	Comments:
Bow or bulge.	Builder will correct if bow or bulge exceeds 1/2 inch within 32 inch horizontal or vertical measurement.	Minor framing imperfections should be expected.
Out-of-plumb.	Builder will correct where out-of-plumb condition exceeds 3/4 inch within 8 feet vertical measurement.	Minor framing imperfections should be expected.
Wall is out-of-square.	No action required.	A wall out-of-square is not a defect.



Designated Structural Elements

Concrete

Item:	Action:	Comments:
Concrete beam/structural cracks.	Warrantor will correct structural cracks which exceed 1/8 inch in width.	Common shrinkage and non-structural cracks are normal and should be expected.
Poured concrete wall cracks.	Warrantor will correct cracks which exceed 1/4 inch in width in conjunction with vertical or horizontal displacement.	Common shrinkage and non-structural cracks are normal and should be expected.
Cracks in poured concrete slab with finished floor covering.	Warrantor will correct cracks which exceed 1/4 inch in width and 1/4 inch vertical displacement.	Warrantor is only responsible to repair floor finishes in the direct location of the structural repair and will match finish as closely as possible.
Poured concrete floor movement.	Warrantor will correct Movement which exceeds 1-1/2 inch per 10 feet from original construction.	Some movement should be expected due to regional soil conditions and seasonal climate changes.
Cracks in footing.	Warrantor will correct cracks which exceed 1/2 in. in width.	Common shrinkage and non-structural cracks are normal and should be expected.

Masonry Elements

Item:	Action:	Comments:
Concrete/Masonry wall cracks.	Warrantor will correct cracks which exceed 1/4 inch in width in conjunction with vertical or horizontal displacement.	Common shrinkage and non-structural cracks are normal and should be expected. Masonry veneer and its components are not deemed to be designated structural elements.

Columns

Item:	Action:	Comments:
Wood column movement.	Warrantor will correct movement which exceeds 1 inch per 8 feet of vertical height.	Some bowing, splitting, and checking is normal and should be expected.
Steel column movement.	Warrantor will correct movement which exceeds 1/2 inch in any direction.	
Concrete masonry unit column movement.	Warrantor will correct movement which exceeds 1 inch per 8 feet	

Wood Foundations

Item:	Action:	Comments:
Movement of a wall framing member.	Warrantor will correct movement which exceeds 1 inch per 8 feet.	

Wood/ Steel Framing

Item:	Action:	Comments:
Wood beam deflection.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Steel beam deflection.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Floor joists or truss deflection.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Movement of wall framing members.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Ceiling joists, rafter, or ridge beam deflection.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Roof and truss deflection.	Warrantor will correct deflection which exceeds 1 inch per 10 feet.	
Broken wood framing member.	Warrantor will correct.	Minor warping, checking, or splitting is common as the wood dries out and is not considered a defect.

Mechanical

Electrical

Item:	Action:	Comments:
Electrical supply to equipment & appliances	Builder will repair wiring in years one & two if faulty workmanship or material.	Homeowner should not overload circuits causing electrical load failure due to appliances or equipment needing additional amperage that circuit is designed for.
Concealed wiring	Builder will repair concealed wiring in years one & two if faulty workmanship or material.	Homeowners should use caution when screws or nails for wall hangings.

Any changes or alterations to the original electrical wiring will void your warranty unless the work is performed by the original electrical contractor.

Heating and Cooling

Item:	Action:	Comments:
Duct work separates	Builder to repair duct work that separates in years one & two.	Homeowner should avoid attic storage that would come in contact with duct work causing damage. If homeowner damage is cause, non-warranted.



Interior

Doors

Item:	Action:	Comments:
Latch is loose or rattles.	No action required.	Some minor movement should be expected.
Binds, sticks or does not latch.	Builder will correct if due to faulty workmanship and materials.	Seasonal changes may cause doors to expand and contract and are usually temporary conditions.
Warping	Builder will correct warping which exceeds 1/4 inch, measured vertically, horizontally, or diagonally.	Seasonal changes may cause doors to expand and contract and are usually temporary conditions.
Excessive opening at bottom.	Builder will correct gaps in excess of 1-1/2 inch between bottom of passage door and finished floor or 2 inch between bottom of closet door and finished floor.	Gaps under doors are intended for air flow.
Rubs on carpet.	Builder will correct.	Builder is not responsible if homeowner installs carpet.

Walls, Ceilings, Surfaces, Finishes, and Trim

Item:	Action:	Comments:
Cracks and separations in drywall, lath or plaster; nail pops.	Builder will correct cracks in excess of 1/8 inch in width. Builder will correct nail pops which have broken finished surface. Repair cracks and/or nail pops and touch up paint to match as close as possible, one time only. Such conditions should be reported near the end of year one of the warranty period to allow for normal movement of the home.	Minor seam separations and cracks, and other slight imperfections, are common and should be expected. Minor depressions and slight mounds at nail heads are not defects.
Peeling of wallpaper.	Builder will correct if Builder installed and not due to Homeowner neglect or abuses.	Builder is not responsible for wallpaper installed by purchaser. Homeowner is responsible for maintaining adequate ventilation in areas of high humidity, such as kitchens and bathrooms.
Separated seams in wallpaper.	Builder will correct if wall surface is readily visible.	Minor imperfections can be expected.
Lumps, ridges and nail pops in wallboard which appear after homeowner has wall covering installed by himself or others.	No action required.	Homeowner should ensure that surface to be covered is suitable for installation of wall covering.
Surface deficiencies in finished woodwork.	Builder will correct readily apparent splits, cracks, hammer marks and exposed nail heads, only if documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Gaps between trim and adjacent surfaces, and gaps at trim joints.	Builder will correct gaps in excess of 1/8 inch at trim joints and 1/4 in. between trim and adjacent surfaces.	Some separation due to lumber shrinkage is normal and should be expected.
Cracks in ceramic grout joints.	Builder will correct cracks in excess of 1/8 inch one time only.	Cracking of grout joints is common and is considered routine Homeowner maintenance unless excessive.
Ceramic tile cracks or becomes loose.	Builder will correct only if documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Cracking or deterioration of caulking.	No action required.	All interior caulking shrinks and deteriorates. Homeowner maintenance is required.
Wall or trim surfaces visible through paint.	Builder will correct affected area. If greater than 75% of wall, trim piece, or ceiling is affected, entire surface will be corrected. The surface being painted shall not show through new paint when viewed from a distance of 6 feet under normal lighting conditions.	Some minor imperfections such as over-spray, brush marks, etc., are common and should be expected.

Floor Covering

Item:	Action:	Comments:
Resilient flooring comes loose at the edge.	Builder will correct.	Homeowner maintenance is required.
Gaps at seams of resilient flooring.	Builder will correct gaps of similar materials in excess of 1/8 inch, and 3/16 inch where dissimilar materials abut.	Minor gaps should be expected.
Fastener pops through resilient flooring.	Builder will correct affected area where fastener has broken through floor covering.	Sharp objects such as high heels, table and chair legs, can cause similar problems, and are not covered by this Limited Warranty.
Depressions or ridges in resilient flooring at seams of sub-flooring.	Builder will correct depressions or ridges which exceed 1/8 inch in height or depth.	This is determined by placing a 6 inch straight edge over ridge or depression, with 3 inch on either side, and measuring height or depth at sub-flooring seam.
Cuts and gouges in any floor covering.	Builder will correct only if documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Hollow sounding marble or tile.	No action required.	Hollow sounding marble or tile is not a deficiency of construction and is not covered under this warranty.
Fades, stains or discolors.	Builder will correct stains or spots only if documented prior to occupancy.	Fading is not a deficiency. Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Premature wearing of carpet.	No action required.	Excessive wear in high-traffic areas such as entryways and hallways is normal. Wearability is directly related to quality of carpet.
Visible gaps at carpet seams.	Builder will correct gaps.	Seams will be apparent. Homeowner maintenance is required.
Carpet becomes loose or buckles.	Builder will correct one time only.	Some stretching is normal. Homeowner should exercise care in moving furniture.



Structurally attached wood or Composite decks

Item:	Action:	Comments:
Wood twisting, warping or splitting.	Builder will correct only if due to improper installation.	Twisting, warping or splitting of wood deck material is normal due to exposure to the elements. Homeowner maintenance is required.
Settlement.	Builder will correct slope of deck which exceeds a ratio of 2 inch in a 10 foot measurement.	Some slope is often provided to allow for water drainage.
Loose railing or post.	Builder will correct if due to improper installation.	Homeowner maintenance is required.

Doors

Item:	Action:	Comments:
Warping.	Builder will correct warping which exceeds 1/4 inch, measured vertically, horizontally, or diagonally.	Seasonal changes may cause doors to expand and contract and are usually temporary conditions.
Split in Panels.	Builder will correct if split allows the entrance of elements.	Splits which do not allow the entrance of elements are considered normal. Homeowner maintenance is required.
Separation between door and weather-stripping.	Builder will correct if daylight is visible or if entrance of elements occurs under normal conditions.	Even with properly installed weather-stripping, some movement of the door, when closed, may be expected. Homeowner maintenance is required for minor alterations to adjustable thresholds and other parts of the door.
Screen mesh is torn or damaged.	Builder will correct only if damage is documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Overhead garage door fails to operate or allows rain or snow to leak through.	Builder will correct garage doors which do not fit or operate properly.	Some entrance of elements can be expected and is not considered a deficiency. If homeowner installs a garage door opener, builder is not responsible for operation of door.

Structurally attached stoop, porch, and patio

Item:	Action:	Comments:
Settlement, heaving or movement.	Builder will correct if movement exceeds 1 inch from the Home for stoops, porches and patios which are structurally attached.	Stoops, porches, and patios which are poured separately and simply about the house are not covered by this Limited Warranty.
Concrete splatters on adjacent surfaces.	Builder will correct only if damage is documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.

Roofing

Item:	Action:	Comments:
Roof Shingles		Shingles have limited manufacturer warranty, not including installation
Roof and roof flashing leaks.	Builder will correct active and current leaks that occur under normal conditions during first year of warranty.	No action is required if leak is due to snow or ice buildup, high winds or driving rains. Prevention of snow or ice buildup is the homeowner's responsibility. Substantiation of an active and current leak is the homeowner's responsibility.
Lifted, torn, curled or cupped shingles.	No action required.	Homeowner maintenance is required. Cupping in excess of 1/2 inch should be reported to the manufacturer.
Shingles that have blown off.	Builder will correct affected area if due to poor installation.	Shingles shall not blow off in winds less than the manufacturer's specifications.
Inadequate ventilation.	Builder will provide adequate ventilation.	Moisture accumulation in attics which are not adequately vented is a deficiency. Homeowner is responsible to keep vents clear of obstructions to promote air flow.
Water stays in gutters.	Builder will correct to limit standing water depth at 1 inch.	Homeowner is responsible for keeping gutters and downspouts clean.
Gutter or downspout leaks.	Builder will correct leaks at connections.	Homeowner is responsible for keeping gutters and downspouts clean. Gutters may overflow during heavy rains.

Site Work

Item:	Action:	Comments:
Standing water within 10 feet of the foundation.	Builder will correct water which stands for more than 24 hours, or more than 48 hours in swales.	Standing water beyond the 10 foot perimeter of the foundation is not covered by this Limited Warranty. Homeowner is responsible for establishing and maintaining adequate ground cover. Davidson Homes reserves the right to adjust this timeline in extreme conditions. Altering the original landscaping in any way voids the warranty.
Settling of ground around foundation walls, utility trenches or other filled areas on property where there has been excavation and backfill which affected foundation drainage.	If final grading was performed by builder, he will replace fill in excessively settled areas only once.	If settlement does not exceed 6 inches, it is homeowner's responsibility to fill affected areas. The party responsible for establishing the final grade shall provide for positive drainage away from foundation. Homeowner is responsible for establishing and maintaining adequate ground cover.
Ants, Beetles, Fleas, Crickets, Spiders, Etc.	No action required.	Not warranted
Soil Treatment	No action required.	The home is warranted to be free from termite infestation for one year post close. Coverage can be renewed through the installer.

Wall Covering

Item:	Action:	Comments:
Entrance of elements through separations of wood, hardboard or fiber cement siding or trim joints, or separation between trim and surfaces of masonry or siding.	Builder will correct entrance of elements or separations exceeding 3/8 inch by caulking or other methods.	Any separations 3/8 inch or less are considered routine Homeowner maintenance.
Cracks in cementitious finish or similar synthetic based finishes.	Builder will correct cracks which exceed 1/8 inch in width.	Caulking and touch-up painting are examples of acceptable repair methods. Builder is not responsible for exact color, texture or finish matches. Hairline cracks are common.
Siding materials become detached from the home.	Builder will correct affected area if due to improper workmanship or materials.	Separated, loose or delaminated siding can be due to improper maintenance and is not considered a defect.
Aluminum or vinyl siding is bowed or wavy.	Builder is responsible only if installed improperly and waves or bowing exceed 1/2 inch within a 32 inch measurement.	Check your manufacturer's warranty on this product for coverage regarding dents, holes, wind specifications, etc.
Paint or stain peels or deteriorates.	Builder will correct. If 75% of a particular wall is affected, entire wall will be corrected.	Some fading is normal due to weathering. Mildew and fungus on exterior surfaces are caused by climatic conditions and are considered routine maintenance. Varnish or lacquer deteriorates quickly and is not covered by this Limited Warranty. Check paint manufacturer recommendation on maintenance and repainting recommendations
Paint splatters and smears on other surfaces.	Builder will correct only if damage is documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Faulty application of paint on wall and trim surfaces.	Builder will correct affected area. If greater than 75% of wall or trim piece is affected, entire surface will be corrected.	Some minor imperfections such as over-spray, brush marks, etc., are common and should be expected.
Knot holes bleed through paint or stain.	Builder will correct affected areas where excessive bleeding of knots appear.	Knot holes will be apparent depending on the quality of material used.
Vent or louver leaks.	Builder will correct if caused by improper installation.	Properly installed louvers or vents may at times allow rain or snow to enter under strong wind conditions and is not a deficiency.
Cracks in masonry, veneer, stone, etc.	Builder will correct cracks which exceed 1/4 inch in width.	Some cracks are common through masonry and mortar joints. Cracks 1/4 inch or less are considered routine homeowner maintenance.
Shutters	Builder will correct if separation is caused by improper installation	Workmanship and material of original installation. Some visible bowing is normal when shutters are exposed to extreme heat.

Windows

Item:	Action:	Comments:
Condensation or frost on interior window surface.	No action required.	Condensation is relative to the quality and type of windows. Temperature differences in high levels of humidity along with individual living habits will cause condensation.
Clouding or condensation between planes or glass.	Builder will correct only if damage is documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Glass breakage.	Builder will correct only if damage is documented prior to occupancy.	Homeowner is responsible for establishing a pre-closing walk-through inspection list.
Excessive drafts and leaks.	Builder will correct poorly fitted windows.	Relative to the quality and type of windows, drafts are sometimes noticeable around windows, especially during high winds. It may be necessary for the homeowner to have storm windows installed to provide a satisfactory solution in high wind areas. All caulking materials expand and contract due to temperature variation and dissimilar materials. Maintenance of weather-stripping is homeowner's responsibility.
Difficult to open, close or lock. Screens	Builder will correct.	Windows should open, close and lock with reasonable pressure. Workmanship and material of original installation. Scratches, holes and wind damage are not warranted.

Landscaping

Item:	Action:	Comments:
Irrigation system	No action required.	Davidson Homes does not warrant any broken heads after the Final Acceptance Walk. Homeowner maintenance ensuring fully operational system prevents sod, landscaping and tree loss.
Trees	No action required.	There is no warranty on trees or any other live plants. Inspect carefully at New Home Orientation.
Plants, shrubs, sod, etc.	No action required.	Not Warranted after home closing.
Utilities installations one year (after closing)	No action required.	Landscaping disturbed by utility companies after closing is not warranted by Davidson Homes. Contact your utility provider in the underground department for assistance.



Specialities

Bathroom and Kitchen

Item:	Action:	Comments:
Cabinet separates from wall or ceiling.	Builder will correct separation in excess of 1/4 inch.	Some separation is normal. Caulking is an acceptable method of repair.
Crack in door panel.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
Warping of cabinet door or drawer front.	Builder will correct if warp exceeds 3/8 inch as measured from cabinet frame.	Seasonal changes may cause warping and may be a temporary condition.
Doors or drawers do not operate.	Builder will correct.	Owner maintenance is required.
Chips, cracks, scratches on countertop, cabinet fixture or fitting.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
Delamination of countertop or cabinet.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
Cracks or chips in fixture.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.

Insulation

Item:	Action:	Comments:
Air infiltration around electrical receptacles.	No action required.	Air flow around electrical boxes is normal and is not a deficiency.

Chimney and Fireplace

Item:	Action:	Comments:
Exterior and interior masonry veneer cracks.		Some cracks are common in masonry and mortar joints. Cracks 1/4 inch in width or less are considered Owner maintenance.
Firebox color is changed; accumulation of residue in chimney or flue.	No action required.	Owner maintenance is required.
Chimney separates from the home.	Builder will correct separation more than 1/2 inch within 10 feet.	Newly built chimneys will often incur slight amounts of separation.
Smoke in living area.	Builder will correct if caused by improper construction or inadequate clearance.	Temporary negative draft situations can be caused by high winds; obstructions such as tree branches too close to the chimney; the geographic location of the fireplace; or its relationship to adjoining walls and roof. In some cases, it may be necessary to open a window to create an effective draft. Since negative draft conditions could be temporary, it is necessary that owner substantiate problem to builder by constructing a fire so the condition can be observed.
Water infiltration into firebox from flue.	No action required.	A certain amount of rainwater can be expected under certain conditions.
Firebrick or mortar joint cracks.	No action required.	Intense heat may cause cracking.

Structural Warranty - Years 3-10*

Item:	Action:	Comments:
Structural slab		See RWC Structural Limited Warranty booklet.
Footing and foundations		See RWC Structural Limited Warranty booklet.
Load bearing, frame, floors, walls, wood & steel beams		See RWC Structural Limited Warranty booklet.
Roof framing and trusses		See RWC Structural Limited Warranty booklet. The home is warranted to be free from termite infestation for 1 year Post Close. Coverage can be renewed through the installer.

*Alabama - Years 3-13

The Pride and Joy of A New Home

Thank you for allowing us to build your new home! We hope you enjoy it for many years to come.

In those years ahead, reference this book for best practices in keeping your home well maintained and worry free.

A home is more than a collection of rooms, it's the center of family life and a place where fond memories are formed. We're glad we could be a part of this one.

