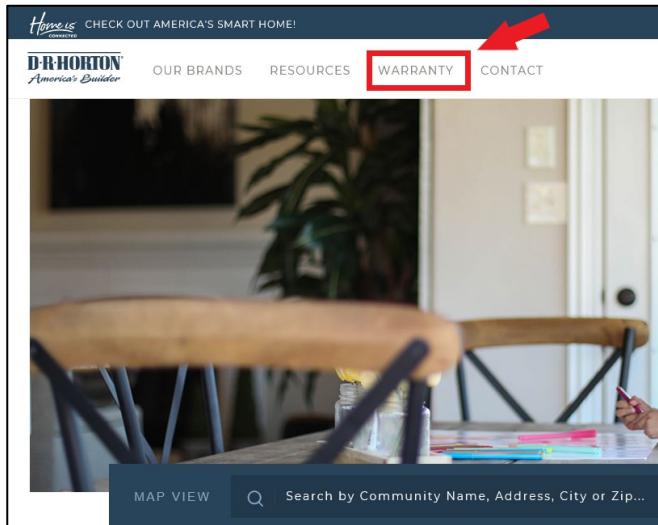




Louisiana East

Additional
Warranty & Maintenance
Information

How to Submit a Warranty Request



CLICK HERE TO FIND WARRANTY AND MAINTENANCE DOCUMENTS

Warranty and Service Request

Move into your new home with peace of mind. We are proud to offer a robust home warranty with each new D.R. Horton home. Should you have a concern with your home or would like to schedule a service appointment, submitting a request is simple.

First, enter your home's zip code, then select your complete address from the list that is displayed. Begin typing your street address to reduce the number of addresses listed. If you do not see your address listed, select "Address Not Listed" and enter your complete address in the "Home Information" section.

By clicking "SUBMIT" you agree that D.R. Horton and its affiliates may process the personal information you will provide in order to respond to your inquiry and provide you with related information. You may revoke this consent at any time as described in our [Privacy Policy](#), including by clicking the "Unsubscribe" link in e-mail messages sent to you.

Please note that fields marked by an asterisk (*) are required to submit your service request.

Home Information

Zip Code * Find and Select your House Address *

☐ Address Not Listed

SUBMIT

How to submit a warranty request:

Visit www.drhorton.com and click on Warranty at the top. You will be taken to the warranty entry screen where you will enter your info and give a detailed description of your issues. This will automatically be sent to the appropriate Division. The Customer Service Department will send you an email confirming receipt and inform you who will handle the request.

All warranty claims must be submitted online, meet the warrantable criteria outlined in the RWC limited warranty booklet, and is within the coverage period specified above.

Customer Care

The Homeowner Orientation

The D.R. Horton Representative will provide you with a homeowner demonstration of your new home and discuss the importance of an active maintenance program. This orientation is your opportunity to inspect your new home and become familiar with its features and their operation. Prior to your walk through, your home is inspected by a third-party independent inspector, in conjunction with inspections by appropriate governmental inspectors, to ensure that your home was built to current building codes, and D.R. Horton's standard of quality.

If you or the representative finds any additional discrepancies or problems, they will be recorded on the "Orientation and Pre-Occupancy Punch List" form and you will be asked to sign the form stating that you accept your home subject to these items needing attention. All items that require service, repair or replacement must be recorded on the "Orientation and Pre-Occupancy Punch List" form. When the requested work has been completed, you will re-walk the home with a D.R. Horton representative to make sure that all the work has been completed in a satisfactory manner.

Take time during your walk through to discuss the proper operation of the components in your home. It is especially important that you know the location of the utility controls and shutoffs. Please make certain that any items that could be damaged during move-in are inspected and their condition is noted on the form. Because of the potential for damage during the move-in, we will not be responsible for these items following the move-in:

- CARPET Carpet will not be cleaned after move-in
- CERAMIC TILE Broken or chipped tiles on countertops and floors.
- CONCRETE Damaged or stained concrete.
- DRYWALL Damaged or gouged drywall.
- EROSION DR Horton is not responsible for weather related damage to un-landscaped yards after the closing date.
- GRANITE/MARBLE Marred, scratched, cracked, chipped, or discolored surfaces.
- LANDSCAPING Dead grass, trees or shrubbery.

- MIRRORS Scratched, chipped or cracked mirrors.
- PAINT Marred or scratched paint on walls, trim and doorways; dirt stained exterior at the base of the home. You will be provided a “Touch-up” kit at move-in for interior walls and trim.
- BATHTUBS OR SINKS Scratched, chipped, dented or cracked porcelain or fiberglass.
- SCREENS Torn, gouged or missing window and door screens.
- FLOORING Marred, stained, scratched or dented vinyl or wood flooring
- WINDOWS Scratched, chipped or cracked glass.

Please review the warranty information in this manual and direct any questions to your Warranty Representative.

RWC Limited Warranty

At closing you will be given a flyer concerning the 1, 2, and 10 year structural warranty that is held through the Residential Warranty Company. The process to validate this warranty is simple. Please wait until 60 days after closing before going online to confirm.rwcwarranty.com. Fill in the required information and you will receive your “Warranty Confirmation Certificate” instantly. You will also be able to access any warranty documents in digital form; a sample book is provided at the walk through.

- If you believe you have an emergency requiring immediate attention, please refer to the “In Case of Emergency” portion of this section. If your situation is not an emergency, please follow the steps below requesting service.

In Case of Emergency

We define emergencies as problems that require immediate attention to protect you and your family from harm and to avoid damage to your property, your home or your lot. After hours and on weekends, the DR Horton Emergency line is (225) 300-7416.

These problems include:

A roof leak that results in wet carpet or a dangerous condition.

Call our main office at (225) 664-1240 if this occurs during business hours. A roofing contractor will be dispatched as soon as weather permits a safe repair.

A total stoppage of the plumbing drain system.

If your plumbing system ceases to work, none of your sinks, tubs or toilets will function properly. Stoppages are only warrantable for construction debris.

A plumbing leak which requires that the water supply to your home be shut off to avoid serious water damage.

A leak that can be isolated by the shutoffs under the cabinet or plumbing fixture is not an emergency. Damage from a water leak can be minimized by turning off the water to a particular fixture or turning off the water main to your home. The main water shutoff valve is usually located below the front hose bib nearest the water meter box that is generally located at the property line.

A total electrical failure other than an outage in your neighborhood.

Loss of heating or air conditioning during extreme weather conditions.



GAS LEAKS SHOULD BE REPORTED TO YOUR LOCAL UTILITY, THE PLUMBING CONTRACTOR AND DR HORTON IMMEDIATELY!

In case of an emergency, your first step should be to protect your family from harm. Once you are sure of their safety, you should take steps to correct or lessen the effects of the emergency. Please refer to the emergency phone numbers at the front of this book to call the appropriate subcontractor to remedy the issue.

Do not delay in reporting an emergency. Subsequent damage caused by a delay in reporting an emergency will not be the responsibility of DR Horton. Damage to personal property is not covered by the "DR Horton Limited Warranty". Contact your homeowner's insurance for property loss claims.

Limited Warranty

DR Horton warrants that every DR Horton home has been constructed with materials and workmanship, of a quality that meets or exceeds industry standards; and shall be free of defects for a period of one year, from the date of closing. This warranty is limited to repairs and replacements that are necessary as a result of defective workmanship or materials. DR Horton will make any warrantable repairs or replacements under such warranty provided that DR Horton's Warranty Department has received written notice of such claim within the one year period described above.

Manufactured surfaces are warranted if visible damage or defects are noted during the initial walk through or the re-walk. Manufactured surfaces include, but are not limited to: porcelain, fiberglass, carpets, mirror, glass, sheet vinyl, wood flooring, ceramic tile, granite and marble. It is important that you note any damage or defects on the "Orientation Punch List" form prior to move-in.

Please refer to the RWC booklet for an explanation of the warranty.

Please be advised, using contractors or vendors other than those used during the construction of your home may void all or part of the warranty on your home. This includes but is not limited to concrete, electrical, framing, foundation, garage doors, heating and air conditioning, masonry, plumbing, roofing, and windows. This also applies to any changes made by you to the original products installed in the home. Any changes will void that products' warranty.

□ The Limited Warranty

□ Appliances

Appliances are not covered by this warranty; they are warranted by the manufacturer. See your appliance manuals for further warranty information. Call the manufacturer's Customer Service line for appliance malfunctions. Frigidaire/Electrolux: 1-855-224-4987, GE: 1-800-432-2732.

□ Blinds (Windows)

If blinds have been installed in your home, they are designed to shade the sun, but the slats towards the bottom may not completely touch, thus allowing some sunlight to come through. This is not a defect. You may find it not as noticeable when the blinds are

directed up or down, but this is personal preference. If, during normal use, the blinds on windows, doors, or between the glass on some doors fail to operate properly during the first year, submit a warranty claim for them to be inspected. If it is determined that misuse or damage caused the failed operation, this will not be covered.

□ Concrete/Flatwork (Driveways, Walkways, Sidewalks)

Shrinkage cracks are common in concrete and should be expected in all concrete materials including slabs or in sidewalks and driveways. These hairline cracks are not a sign of structural failure, and are NOT warrantable. DR Horton will assess and make repair to cracks which exceed ¼" in width to your foundation as described in the RWC warranty booklet. Pits, honeycombs, or other cosmetic imperfections are also not covered under the warranty. These are typically caused by air voids between the large aggregates at the surface that make up the concrete mix. This is most common at exterior corners and along the sides of the foundation that were next to the form boards. This does not affect the performance of the foundation.

The concrete flatwork (driveway, walkway, patio, etc.) is not a structural or load bearing element of your home and is not covered under this warranty. Concrete flatwork will move due to expansion/contraction of soils on which it rests; cracks in such flatwork are normal.

□ Countertops

Do not use sharp objects or kitchen utensils directly on countertops.

Protect the finished surface from hot items with a heat protector pad. Remember countertops are heat resistant – not heat proof! Placing hot items directly on countertops or allowing moisture buildup may cause deterioration of laminated surfaces. Do not allow water to stand on countertops, especially on the seams. Warped countertops due to water seams are not warrantable.

□ Drywall and Texture

Although every effort is made to minimize their appearance, seams may appear under certain lighting conditions. The texture applied is meant to be random. We will address drywall cracks and nail pops one time during the first year, per the RWC guidelines. You may wish to wait until the latter portion of the year to request service.

□ Electrical System

The electrical system (light fixtures, switches, outlets, fans, etc.) is covered for 1-year parts and labor. The electrical delivery system consisting of wires, panels, breakers, fuses, switches and receptacle outlets is covered for two years. The communication and security wiring are not considered part of the electrical wiring system. They are warranted for one year parts and labor. Any alteration or work performed on these systems by anyone other than the original contractor may void the warranty. These wires are only put in place (pre wired) and require a service provider to install necessary finishing ends specific to their devices.

A ground fault interrupter, or GFI, is a highly sensitive safety device installed in your home and service areas where shock potential is highest. These have been installed per the building code. Note: Unattended appliances such as freezers, refrigerators, etc. should not be used on GFI circuits. It is strongly recommended to have these appliances on a dedicated circuit, which can be installed at your expense by the electrician. D.R. Horton will not be responsible for loss of food due to tripped GFI. Allowing the GFI to continuously trip due to constant overloading of the circuit will cause it to weaken and eventually not reset. This type of misuse is not covered by the warranty. Please refer to "Ground Fault Interrupt Devices" in the "Maintenance of Your Home" section of this manual for further discussion.

Your home may come with a new LED light fixtures, called a printed circuit board (PCB) which means no light bulbs to change. They should last for years. The manufacturer, Maxim, has a 5 year 40,000 hours warranty on the fixtures. Should an issue arise during the first 5 years or 40,000 hours, they may be contacted at 1-800-486-2946 to submit a claim.

□ Flooring

The flooring installed is meant to give you years of use. For this to be true, proper cleaning of the flooring must be done at regular intervals set forth by the manufacturer and installer. All flooring will wear prematurely if regular cleaning is not followed. Vacuuming and/or sweeping is required up to 3 times a week in heavily used areas, and steam cleaning carpets is recommended up to once a year. Please review the "Floors" section on page 21 of this booklet under 'Maintenance of Your Home' for details on caring for specific types of flooring. Gaps in laminate or wood flooring which exceed 1/8th inch can be repaired, scratches, and other damage found after closing is not covered. The use of Orange Glo or similar type product will void your flooring warranty and can cause clouding and/or discoloration on the floors surface.

Visible carpet seams are to be expected and are not an indication of a fault in the carpet. Dye lots may vary, and these variations are acceptable if they adjoin doorways or occur on stairways. This is considered normal and is not warrantable. If the carpet is coming up at the seam it can be re-stretched. Fraying carpet is not covered.

□ Heating and Air Conditioning

All heating and air conditioning equipment is warranted for one year parts and labor. The delivery system consisting of duct work, refrigerant lines, vents, grills and registers are covered for two years. The heating system shall be capable of heating the inside of the home to 68° Fahrenheit. The cooling system shall be capable of cooling the inside of the home to 78° Fahrenheit. Temperatures are not to vary more than four degrees Fahrenheit between rooms and the thermostat that are served by the same thermostat. The homeowner is responsible for maintenance of the system (see Heating and Air Conditioning in the “Maintenance of Your Home” section in this manual). Note: To allow for proper air flow when the unit is running, air must be allowed to travel between rooms. This is achieved by keeping doors open when the unit is running.

□ Landscaping and Drainage

Landscape care begins when you close on your home. There is no warranty expressed or implied on grass, trees or shrubs.

After closing it is your responsibility to control weed growth and soil erosion by completing the landscaping of your yard. DR Horton will not be responsible for soil erosion after closing. Do not change the swales on your property. Swales are graded areas designed by DR Horton to direct the flow of water away from your house. Alteration of the swales can result in water pooling around your foundation, which can cause damage.

Excessive or uneven irrigation at or near the foundation will increase the likelihood of soil expansion or settlement, which may result in movement of the foundation and cracking of the super structure. We do not recommend the use of soaker hoses around the perimeter of your foundation. Properly maintained landscaping will best control the moisture in the soils around your home.

□ Storm, Wind, Rain, and Flood Damage

Unfortunately, during times of extreme weather conditions (Hurricanes, Tornadoes, Tropical Storms, windstorms, and excessive and directional rain) water can seep into the home through all exterior trim areas, including but not limited to, weep holes, doors and garage doors, windows, plumbing, HVAC and venting systems, roof and chimney vents. The leak you have experienced is not a major failure, construction defect, or system malfunction. It is, in fact, weather related. Damage caused by extreme weather is not covered under the warranty.

□ Roofing

The roof on your home is warranted against leaks for a period of one year parts and labor; including coverage for any resulting damage to the home itself (personal property is not covered). High intensity wind-driven rains, which occur in our area, can penetrate a roof surface. The necessary ridge and gable vents, plumbing vent stacks, gas vent stacks, and flashings are all susceptible to water intrusion during these weather events, which is out of builder control. You may wish to contact your Homeowner's Insurance carrier regarding items not covered by this warranty. The roofing shingles on your home have a pro-rated warranty provided by the manufacturer. Any roofing failures that occur after 1 year will need to be handled through your home insurance provider or the shingle manufacturer directly.

□ Plumbing System

Fixtures (faucets, handles, valves, toilets, etc.) are warranted for one year parts and labor. Coverage for year two consists of delivery systems. Delivery systems are defined as water and gas pipes, sewer and drain lines, pipe fittings and valves. Cosmetic defects are excluded from the one year warranty, including rusting of pipes on the exterior. Water heaters fall under the first year of warranty, but have six years' parts coverage handled through the manufacturer and supplier. Damage from freezing pipes is not included under this warranty.

□ Shelving

The shelving is limited in its load capacity to 30 pounds per lineal foot. Failure of the shelving due to overloading is not covered by this warranty.

□ Windows

Windows shall be free from defects for the first year. We guarantee their normal operation and function. Cracked glass is not covered by this warranty if not documented on the punch list. Windows have a manufacturer warranty that covers certain defects past the first year. Please refer to the manufacturer for details on this coverage.

Maintenance of Your Home

Your new home will require regular preventive maintenance by you to preserve its beauty and value. The warranty policy on your home does not include routine maintenance. Preventive maintenance on your new home should begin when you move in. We have provided an overview of the features and materials in your new home. Read the following section of this manual to become familiar with the procedures for maintenance.

Louisiana experiences a wide range of temperatures and humidity each day. These temperature variations, combined with expansive soils that are common in the area, affect your home. Building materials such as wood and concrete are subject to constant expansion and contraction from day to day. This can result in minor warping of wood materials and hairline cracking of drywall, stucco, concrete and mortar. These effects are particularly obvious in the first year after a new home has been built.

You can minimize these effects by maintaining a constant temperature in your home. This allows for minimal expansion and contraction and therefore minimizes the possibility of cracks or separations. Minor cracks and displacement of wood are a normal part of the aging process of your home and do not affect its structural integrity.

Before you perform maintenance such as repainting and replacing exterior items, please consult your Declaration of Restrictions and, if applicable, your Homeowner's Association. This will make sure that the work you do meets the regulations and guidelines that have been established for your neighborhood. Be especially careful when you repaint with a different color, erect new structures or fences, add to or change your landscaping, and when you install window coverings that are visible from outside.

□ Appliances

Information about each appliance can be found in the literature that is supplied by the manufacturers. Copies of these booklets are normally provided with the appliances. The product manuals can also be found on the manufacturer's website. Please read the manufacturers' instructions on usage and care before you use your appliances. Your appliances are covered by warranties from the manufacturers. Contact the appropriate manufacturer or distributor for service or questions about the use and care of the appliances. Please complete the warranty cards and return them to the manufacturers. Refer to the "Appliances" Section under 'The Limited Warranty' on page 14.

□ Balconies and Decks

Your new home may feature balconies and decks. They require a small amount of care and are designed to last for many years. Do not install heavy equipment or nail anything to your balcony or deck. Any holes caused by such installation could allow water to enter

your home and cause damage. The damage is your responsibility. Consult your Declaration of Restrictions and, if applicable, your Homeowner's Association before you make any structural or cosmetic changes to your balcony or deck.

If your balcony or deck has roof drains, they should be kept free of debris. This allows proper water flow from the balcony or deck. After rain, water can be trapped under potted plants and trays on your balcony or deck and cause discoloration and decay.

□ Brick/Masonry

Masonry is one of the most durable and lowest maintenance finishes for a home's exterior. The mortar may require tuck-pointing (touching up the mortar where it has crumbled or cracked between the bricks or stones). Otherwise no regular maintenance is required. The masonry will not be cleaned after closing. Do not use any cleaners or sealer on the masonry exterior not recommended by the brick or mortar manufacturer, or in any manner other than as specified. Masonry can be pressure washed.

Settlement cracks less than $\frac{1}{4}$ inch wide are common in masonry surfaces and mortar joints, especially in long spans of a brick wall, and at openings in the veneer. These cracks can be touched up with additional mortar or masonry caulk, and are not covered by the warranty. If any repairs are made to your masonry, there may be variations in the color of the new mortar. Do not fill in the weep holes – (gaps between bricks at bottom) these are necessary to provide proper drainage.

□ Cabinets

Your stained cabinet fronts are made of finished hardwoods. Painted cabinet fronts are generally made from wood or composite products. With proper care, the beauty and utility of your cabinets will last for many years. Remove splashes and splatters promptly to avoid permanent stains. The beauty of the wood can be preserved by polishing with a furniture polish or wood protectant. Please read all product labels before use to ensure such products will not damage your cabinets.

The wood in your cabinets is a natural product. It is subject to drying and can warp. This could cause drawers to stick and prevent doors from closing properly. If you notice sticking drawers and cabinets doors that do not close properly during the warranty period, please notify the Warranty Department in writing. After that, maintenance of cabinet drawers and doors is your responsibility.

Minor scratches can be covered with a stain stick that matches the finish of your cabinets and can be purchased at paint or hardware stores. It should be noted that it is not unusual for the color of the installed cabinets to be different from samples shown at the time of selection. Color can differ with wood grain variations and stain used. Some color variation of stained material is to be expected. This is especially true for lighter colors and is acceptable.

The hinges on your cabinet doors can be lubricated, if necessary, with an oil-based lubricant. Apply a very small drop of oil to the top hinge and work the door back and forth several times so the oil will penetrate into the hinge. Wipe the excess oil with a dry paper towel.

□ Caulking

Over time, and particularly during cold and/or dry weather, caulking will dry and shrink. When this happens, it no longer provides a good seal against moisture. Routine maintenance will require re-caulking in these areas. As part of your routine maintenance, you should inspect the caulking around your exterior home perimeter, countertops, tubs, showers, door thresholds, base boards, crown molding, door frames, window frames, window sills, etc. and repair as needed. Have a qualified roofer inspect the roof penetrations for deteriorating caulk as part of your yearly home maintenance. Caulking is not warranted.

□ Ceilings and Walls

The walls and ceilings in your new home are constructed of wood and other materials, which are subject to normal expansion and contraction. Molding and trim can shrink and warp in some cases. Routine maintenance on molding, trim and wallboard is minimal and is your responsibility. Reset nails that have popped out of position. Use touchup paint and, if necessary, the appropriate caulking material to complete the repairs.

Use care when you hang pictures and other decorative items. The drywall board will be damaged if it is hit with a hammer. Costly repairs can be avoided by using picture hooks and other supplies from a home center or hardware store. Always repair nail holes with a dab of spackle or putty.

The walls in your home are textured for beauty and style. The texturing material is relatively soft and can be damaged by scrubbing with abrasive cleansers, rough brushes or cloths. The walls have been painted with flat paint and this paint is typically not cleanable. You should consider satin finish paint on your walls so that dirt and build up are easy to wipe down. Most trim is painted in a semi-gloss finish. Wash gently with a soft sponge or cloth. Do not permit the drywall board to become soaked with water. Larger spots, not easily removed by cleaning, will require paint touchup.

□ Concrete

Concrete is a major structural material in your new home. While concrete requires minimal care, accumulated dirt, debris, oil and grease can stain it. Be careful when applying fertilizers to your landscaping as they may permanently stain your concrete areas. Do not run water or allow water to pond near the foundation, patios, walks or driveways. Water can cause soil expansion, which can result in fractures to the concrete as well as movement within the home. Refer to “Landscaping, Drainage and Grading” in this section for additional information on soil expansion.

Concrete shrinkage cracks are the most common type of crack in concrete slab-on grade construction. Concrete is a construction material that is subject to curing and subsequent shrinkage. As it cures and hardens it is evaporating excess moisture and tensile stresses will develop within the concrete. While concrete is a strong compressive material, it is relatively weak in tension. If tensile stresses within the concrete exceed the tensile

strength of the concrete, cracks will develop. The crack will tend to widen and/or lengthen as the curing progresses. Most of the curing processes will occur in the initial months after pour but continue to a much lesser degree for several years. The cracks will cease to grow in size once the concrete curing stops.

Concrete shrinkage cracks are typically cosmetic in nature. The important thing is for the foundation to remain flat and not undergo unusual flexure. The driveways and walkways in your new home are designed for residential use. Do not permit large trucks and delivery vans to use your driveway. Settling cracks in driveways, patios or walkways are normal as they are not post tensioned or attached to the slab.

Concrete is not replaced due to cracking. The homeowner should inspect their concrete annually, both inside and outside of the home. Look for any cracks to the foundation that get larger than $\frac{1}{4}$ inch in width. This is especially important during the first 5 years after a new home is built because this is usually when the greatest adjustment occurs between the home and its environment.

□ Sweeping/Cleaning

Do not wash patios, porches, drives, etc. with cold water from an outside faucet when temperatures are extremely high and the hot sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. Sweeping is the recommended method of keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate. Pressure washing may damage the finish of your concrete surfaces.

□ Settling or Heaving

Foundation movement whether settling or heaving should be reported in writing so an inspection can be made. The soils in the South Louisiana region are primarily comprised of expansive clays. These clays will expand (heave) when wet and shrink (consolidate) when dry. If the soil is maintained through a regular watering program, the effects of shrink /swell will be greatly minimized throughout the life of the home. The lack of proper maintenance and irrigation practices can contribute significantly to conditions that cause swelling soil damage.

□ Countertops

The countertops in your home may be constructed of glazed ceramic tile, plastic laminate, cultured marble, granite or a similar manufactured surface. They are designed to provide years of use. Any flaws or damage to your countertops must be noted during your walk through so as to be covered by the DR Horton Limited Warranty. After you have moved in, the care of your countertops is your responsibility.

We offer these instructions to assure that your countertops remain beautiful and functional for years:

- Always use a cutting board to protect your countertops when you prepare food. While minor scratches that result from cutting food may not be noticeable at

first, in time they will dull and mar the luster of the finish. This can happen to even the hardest ceramic tile.

- Do not allow water to stand on countertops! Wipe up spills immediately. Some liquids can cause stains on tile grout and dark spots on granite surfaces.
- Be careful to avoid dropping pots and pans and other kitchen items on your countertops. This can break or chip the counter's surface.
- Countertops can be damaged by sitting on them. Excessive weight can cause warping, drawer malfunction, the countertop to pull away from the wall or base cabinet, the separation of seams allowing future damage (water leakage and the like), or can cause granite overhangs to break off completely.

□ Ceramic Tile

Ceramic tile is brittle and can be broken by a sharp blow from a heavy object. The best way to avoid broken tiles is to use a cutting board and other protection for your ceramic tiles when you are at work in your kitchen. Avoid dropping heavy or sharp objects on ceramic tile. Soapy warm water, a detergent or a commercial tile cleaner can be used to keep your tile bright and shiny.

□ Tile Grout

Because the grout between the tiles is porous, you may want to consider sealing the grout periodically. This will prevent stubborn stains from penetrating the grout. Wipe spills away promptly to avoid staining the grout. Routine scrubbing of the grout with warm soapy water will keep it clean and fresh. Strong cleaners can stain the grout. Sealers and cleaners can be found at your local hardware store.

D.R. Horton does not seal the grout in any tiled areas because grout needs appropriate time to cure. In most cases this is 4-6 weeks after installation. Because tile is installed towards the end of the building process, this time frame typically falls into post-closing. As such, no sealants are applied and it is up to the homeowner to seal any grout to prevent stains or discolorations.

Expect slight separations to occur in the grout between the tiles. These slight separations in the grout are common due to normal shrinkage conditions. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled by using grout caulk or premixed grout that can be purchased from flooring or hardware stores. Follow package directions. This maintenance is important to protect the underlying surface from water damage.

□ Granite

Granite is a natural stone. It will have unique properties and characteristics such as pitting, extreme color variation, texture and shading. These characteristics will vary from shipment to shipment as well. Due to the different degrees of structural flaws, your

granite slab may require multiple repairs throughout the process from quarry to the final installation. Standard industry practices include reinforcing, liners, and resins for filling minor surface flaws to yield a finished product that is usable. Surface pitting, sprawling and fissures are natural and industry accepted characteristics of all varieties of stones.

Your granite will be professionally sealed before installation. Sealing protects the stone from normal household spills. However, if spills are left on the surface for an extended amount of time, discoloring or staining may occur. Because of these characteristics, we offer no warranty on the granite countertops after closing. Surface imperfections such as cracking, chipping, pitting, fissures, or discoloration/staining, found after closing will not be addressed.

Granite surfaces require a modest amount of care, such as immediate removal of spills of any type, and discretionary use of placemats and coasters. Cleaning should be done with non-abrasive cleaners or chemicals. If it is necessary to use a cleaner, use a neutral (ph-7) mild detergent.

In general, all that is required to maintain the appearance of your polished granite is to wash it frequently with lukewarm, clean potable water. Wipe with clean soft cloths of cotton-flannel and allow to thoroughly air dry. Final cleaning may be done using denatured alcohol (rubbing alcohol) and clean potable water mixed at a ratio of 50/50 in a spray bottle; this will help eliminate any soap buildup or streaking. The granite has been sealed with a penetrating sealer, which leaves nothing on the surface to contaminate food. This sealer will need to be reapplied as frequently as every year depending on the types of cleaners used.

□ Laminated Countertops

Laminate tops are constructed of a thin sheet of hard plastic that is laminated onto a wood based substrate. It is important that you do not break the bond of the two materials. Do not place hot pans directly on the counter's surface. They will scorch the surface and cause the adhesive to deteriorate. Laminate may be stained by the inks used to mark grocery products, especially meat and produce. These can be very difficult to remove, so we suggest that you avoid placing these items directly on the countertops.

The seams of your counter may have been treated with a "seam fill" product, but you should not allow water to stand on the seam. The water can penetrate the seam causing it to buckle. To help prevent this, we suggest that you wax the seams as part of your routine maintenance. Your local hardware store or home center can advise you on the proper product.

□ Marble

Immediately blot up any spills. If a spill is allowed to sit, it will stain even a well-sealed surface. Do not wipe as that will spread the stain. Acidic substances, such as lemon juice, vinegar, wine, etc. may cause etching over time. For greasy spills, use cleaning products that are specifically for cleaning of natural stone. Specifically look for non-

abrasive and neutral-pH cleaning products. For deep-set stains, you can use a stone poultice to pull it from the stone. Be warned that the poultice may dull the shine of your surface.

For daily maintenance, use hot water and a sponge or cloth to clean your marble. Do not use common household cleaners as these often contain harsh chemicals and abrasives that will damage the surface. Follow the general care instructions listed at the beginning of the countertop section.

Sealant wear rate will differ by stone and by personal usage. Marble will need to be sealed at least once every six months. Regularly test the seal on your countertops. Sprinkle water on your countertop. If the water beads up, the sealant is working as intended. If the water leaves a dark stain after it has been wiped, the marble will need to be resealed. You can find sealants at your local home improvement store. Certain sealants may affect the surface quality of your marble, so read the labels carefully to determine which sealant will be best.

□ Doors

The doors and door frames in your new home are made of wood and Masonite products. These doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change. If the condition is excessive, please contact DR Horton's Warranty Department as outlined in this manual. You should allow your home to go through at least one dry and one damp season before you make a claim.

Small cracks may also develop during a dry season and may disappear during wet, winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound or filler, obtained at your local hardware store or home center.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. To lubricate hinges, remove the hinge pin and rub it with a graphite tube or lead pencil and then replace it. You may lubricate the lock with graphite. We do not recommend using oil because it accumulates dust.

□ Interior Doors

It is a good idea to keep duplicate keys for the bathrooms and other locking doors. Children may accidentally lock themselves into a room and be unable to work the lock. You may find that some interior locks can be opened with a small screwdriver or knife blade.

Remove finger smudges from painted interior doors by cleaning them with warm water and a soft cloth or sponge. Dry the surface thoroughly with a soft cloth or towel. Check your interior doors frequently and use touchup paint when necessary.

□ Exterior Doors

Check the finish on your exterior doors several times a year. Doors that receive direct sunlight should be inspected more often. Use touchup paint as needed and repaint

every two years. If you notice that the finish is beginning to crack or peel, refinish the door promptly. Consult your Declaration of Restrictions and, if applicable, your Homeowner's Association before you make structural or cosmetic changes to your exterior doors. If not corrected, cracking and peeling will progress rapidly and destroy the surface of the door/door frame. Reposition lawn sprinklers that spray doors and other wood surfaces. Water can damage wood surfaces severely and result in their deterioration.

Doors that are exposed to the elements with no patio or porch covering to protect them receive a significant amount of wear and will need to be monitored frequently for any damage due to direct rain, sun light, humidity etc. This is considered homeowner's maintenance to make needed repairs on doors or door frames resulting from exposure to harsh weather. A storm door can be installed to lessen these effects and prolong the life of the door.

Exterior doors, like windows, are not completely airtight. Inspect the weather-stripping on your exterior doors frequently and repair or replace as needed. Weather-stripping should form a reasonably tight seal to prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weather-stripping. This is normal. The small gap will close when the humidity increases and the door expands. During heavy storms, wind driven rain may find a way through the narrow seal between doors and their weather stripping. This condition is beyond builder control and not considered a defect.

□ Garage Doors

Your home may come with an overhead garage door system that requires some basic maintenance to keep it operating smoothly. The garage door itself may or may not be painted onsite. If it is painted, you will need to lubricate the joints between panels from time to time with a non-oil based lubricant. This will help the door panels separate as the door opens without creating a "popping" noise. If you do hear a "popping" noise when the door opens, that indicates the panels were "sticking". This is not a defect. This is typical of latex paint, when heated by the sun it can stick to other surfaces.

All garage doors will need to have hinges and roller wheels lubricated at least twice a year to create less friction when opening and closing the door. If the moving components are not lubricated, it is possible a wheel can stick and pop off the track. The door and track system should be cleaned and inspected for damage twice a year as well. Never attempt to operate a door that is visibly broken or off track as this can cause stress on the spring and compromise your safety.

The weather stripping at the bottom of the door is composed of durable rubber material and helps close the gap between the slab and the bottom of the door. There may still be slight gaps between the slab and the weather stripping causing daylight to be visible at the sides of the door. This is due to the hand finished slope of the garage floor in this area. This is not a defect. The garage is not meant to be air tight or weather proof. It is possible for wind driven rain to enter the garage at the edges of the garage door. It is also possible for pests/insects to find their way into the garage. Since the garage is not

intended to be used as a living space, this is not a warrantable issue. Please keep this in mind when placing items of value in your garage. The garage is not an air-conditioned or insulated space. Humidity and temperatures will be much higher than inside the home even if the door stays closed.

□ Garage Door Opener

The Garage door in your home may come with an automatic garage door opener. The opener has a few basic parts – motor/head, chain/track, photo-eye sensors, pull cord release (for manual operation), a wall button, as well as 2 remotes to operate the opener. Extra remotes can be paired to the opener; follow the steps listed in the user manual. Please note, any time a battery is replaced in a remote, it must be re-paired to operate the door. Never block the photo eye sensors on either side of the door. The door will not operate if a sensor is blocked. A blinking red LED means there is a sensor alignment problem. Check the user manual for details.

If your home does not come with a garage door opener, and you choose to install one, be aware this will void the DR Horton warranty of your garage door. You may want to check with the contractor that installs it to see if they offer a workmanship warranty. Check that the door is compatible with the opener before installation of a door opener.

□ Electrical System

The electrical system in your new home was designed by professionals to comply with stringent local, state and national building codes. It is intended for normal residential use. Any changes or additions to your electrical system may void your warranty and can result in damage to your home or serious injury.

For service to your electrical system, please contact the electrical contractor listed on the sticker on the electric panel in the garage. We highly recommend that you consult a licensed electrician to make any changes or additions to your electrical system. Please note that a permit may be required.

□ Circuit Breaker

During the walk through, our representative will point out the location of the circuit breaker panels. There will be one main circuit breaker panel and possibly one or more “sub panels.” Circuit breakers trip under excessive electrical load. Reset tripped circuit breakers by moving them to the OFF position and then to the ON position. In the event of a loss of electrical power in your home, follow these steps:

1. If the power loss is in one area of your home and power is available in other areas of your home, it is likely that a circuit breaker has tripped. Unplug anything in the areas that are without power. Check the circuit breaker and, if necessary, reset it. If the circuit breaker immediately trips again and all items have been unplugged in the area, you need to call the electrician listed on the panel to inspect the circuit breaker.
2. If power is able to be restored to the circuit, plug your items back in one at a time. If the breaker trips before all everything is plugged back in and powered

on, you are overloading the circuit. NOTE: If the breaker is allowed to trip repeatedly, it will weaken and begin to trip without carrying the rated electrical load and will need to be replaced. This may not be covered under warranty.

3. If there is power to only half of an electrical outlet, or only one outlet in a room has no power, a wall switch may control the outlet. Check the switches that may be turned off to see if power is restored. Test by plugging in an electronic to see if it powers on.
4. If power is lost throughout your home, check the main circuit breaker. If it has tripped, wait a few minutes before resetting it. If the main breaker is not tripped, check to see if any neighbors have power, if possible, and call the power company to report the outage.
5. If you notice sparks or a burning smell, find the location of the odor or sparks. If an appliance is plugged into that outlet, check the appliance for a short in the cord or other problem and unplug it. If this is not the problem, shut off the problem circuit and contact the electrician.
6. If the breaker appears damaged, leave it off and call the electrician listed on the electrical panel in your garage.

Please note some appliances such as vacuums, clothes irons, steamers, fryers, mini refrigerators, microwaves, electric blowers, power tools, etc. may pull several amps by themselves. If other electronics on the same breaker are also powered on it may cause the breaker to trip.

Be advised that all bedrooms and living rooms are on 15 AMP Arc Fault Breaker; dining rooms are on a 20 AMP Arc fault breaker; kitchen, utility, and bathrooms are on a 20 AMP GFI breaker; and garages are on 15 AMP GFI breaker.

□ Ground Fault Interrupt Devices

During the walk through, our representative will point out the location of ground fault interrupt devices (GFI outlets). Usually, GFI outlets are located near tubs and bathroom sinks, and in the kitchen, garage and exterior locations. These are special circuit breakers that are designed to break the flow of electricity in the event of an electrical “surge”. This will prevent dangerous electrical shock and possible damage to any devices plugged in. When this occurs, the GFI outlets must be reset by pressing the button on the outlet itself. Note: GFI outlets are “self-testing” they run periodic tests and if the outlet goes bad, the light will be red. If a surge by an appliance tripped the outlet, the light will be orange.

The outlets in the kitchen and bathroom are tied to a GFI outlet(s) in the area. If there is no power to an outlet in these areas, locate the nearest GFI outlet, and press the reset button. If the power is not restored, determine if the circuit is tripped. If not, call the electrician to inspect this issue.

All exterior outlets are tied to the GFI outlet in the garage. You may have more than one; when they have been tripped, the light will appear on this outlet next to the reset button, but will not show any tripped breakers in the breaker panel. You will need to reset the GFI outlet in the garage and all power will be restored to these outlets. If the GFI outlet will not reset, unplug all appliances in garage and all exterior outlets; the GFI should reset with everything unplugged. Do not plug appliances such as air conditioners, freezers or refrigerators into GFI outlets. The electrical surge that occurs when these appliances cycle on/off could cause the GFI outlet to trip, causing a loss of electricity to the entire circuit. This does not show up as a tripped breaker in the breaker panel.

□ Lighting

The lighting fixtures in your new home are designed for standard wattage bulbs. To avoid excessive heat, you should follow the manufacturer's recommendations attached to the fixture. We recommend energy efficient light bulbs that use minimal wattage. Be sure you use the correct wattage bulb in each fixture. Using a bulb with a higher wattage can result in shorting out of the fixture. Fixtures are limited to 190 watt maximum so most fixtures require 40 watt bulbs or less, including light kits on fans, and recessed lighting. Light bulbs are NOT covered under the warranty.

If a light fixture does not work, make sure all bulbs are fully tightened. Check wall switches and circuit breakers. Fluorescent light fixtures have a ballast that controls the electrical current through the light bulbs. Standard ballasts can last between 1 - 3 years depending on use. If a fluorescent light fixture will not turn on, check to see if a breaker has tripped. A bad ballast could be the culprit if the bulbs have been changed and breaker isn't tripped. This would be covered during the first year.

The interior and exterior brass fixtures in your home may tarnish due to climatic conditions. Do not use cleaning solvents or other strong chemicals on the plastic lighting panels. We recommend that you wash the panels in a mild solution of dishwashing liquid and water. Towel dry the panels and grids to remove any soap and residue and water spotting.

□ Exterior Finishes

The primary exterior finishes on your new home are brick, siding or stucco. These finishes were chosen for their beauty and durability in this area. Because they are exposed to constantly changing weather conditions, the exterior finishes on your new home require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every six months.

□ Siding

It is recommended to clean the siding at least once a year, to remove buildup of dirt and mildew. The manufacturer recommends a non-harsh cleaning solvent such as simple green, or even a soapy water solution to clean the boards. It is best to use a medium bristle brush and a hose to clean dirt and other items that may get stuck in the paint.

Using a pressure washer on siding is not recommended, and harsh solvents like bleach, 409, etc. should be avoided to prevent discoloration.

Hardboard siding will require periodic repainting to maintain its beauty and extend service life. Periodic inspection of the exterior will indicate when refinishing becomes necessary. If the finish appears in good condition, cleaning and touchup is often adequate. When the finish becomes eroded and appears thin, a new finish coat of paint may be necessary. Due to the extreme climate changes in this region of the country, you will need to periodically check and caulk the butt joints on the siding of the home. This is considered a homeowner maintenance item.

□ Stucco

If the exterior of your home has stucco there are a few things to keep in mind regarding wear and maintenance. Because stucco is exposed to the elements as are other exterior finishes to your home it is important to understand the wear characteristics of stucco. Stucco surfaces may have very small cracks that are normal and acceptable. Minor imperfections and cracking are common and should be expected. Please refer to your RWC manual for acceptable tolerances and variances regarding these issues. Please use care when washing stucco with high pressure sprayers as this can gouge the top coat of the stucco. Use care when drilling holes, attaching ornamental décor, patio covers, plant holders, awnings, hose racks and other similar devices. If holes are not properly sealed or caulked, it can cause water intrusion problems. Improper use, care or maintenance may void portions of the statutory warranty and the manufacturer's warranty.

Stucco can develop mildew growth along with all other exterior surfaces. Stucco is more difficult to get clean with its highly textured surface, which cannot withstand high pressure concentrated streams without destruction occurring. It may take a professional cleaner to effectively clean the stucco and minimize damage. Stucco should be cleaned with all other exterior surfaces at least once a year to prevent excessive mildew growth which can become harder to remove and may actually stain your stucco. The stucco can be painted with stucco grade elastomeric paint if staining has occurred.

□ Fencing

Fencing may be a part of your home purchase. Please note that fencing height around your home may vary from that in the models and from homes with different grade elevations. Your fencing is comprised of treated posts and unfinished pickets. Seasonal change in temperature and moisture will affect the appearance of your fence as it ages. You should expect the fence to experience some splitting, warping and discoloration. This is considered normal and is not a warrantable condition.

Maintaining consistent moisture content of the soil containing the fence posts will minimize their movement. However, even under the most controlled conditions, some movement is to be expected, is considered normal, and is not warrantable.

If you choose to add additional fencing to your property, we urge you to employ a professional fencing contractor. It is your responsibility to locate the property lines and

to have your fencing installed according to local building codes and your Declaration of Restrictions. Your Declaration of Restrictions may require approvals prior to installation of your fence, as well as painting or staining. Before you install fencing, refer any questions to local building authorities, and if applicable, your Homeowner's Association for approval.

□ Fireplaces - Ventless Gas Log

Available in select floor plans is a ventless (no chimney) fireplace unit. Ventless fireplaces are designed for gas logs only. These "manufactured logs" do not actually burn, but give the appearance of a "real" fire. The heat source for this unit is natural gas. A porcelain log set is provided. Please refer to the gas log appliance manufacturer's operation and maintenance instruction sheets, which are located in your home, before operation of your gas log fireplace. For basic lighting instructions, please refer to page 35 in this manual. Do not under any circumstances burn wood in this type of fireplace.

These fireplaces have a "burn-off" time of about 2-3 hours when they are turned on for the first time. You must let the fireplace burn for the full 3 hours on high to let the film on the logs burn off entirely. This will likely set off the smoke alarms, so to accomplish this you can open windows and turn on a ceiling fan. If you do not finish the burn off period, the fireplace will continue to set off smoke alarms each time you use it.

□ Floors

The flooring in your new home will last longer if you provide routine maintenance and care. The coverage of the "DR Horton Limited Warranty" is limited to the flooring materials that were provided and installed by DR Horton.

We will attempt to eliminate any floor squeaks in your home, on a one-time basis, and only during the first year. However, due to lumber shrinkage and change in humidity, a squeak proof floor cannot be guaranteed. Please inspect your flooring carefully during your walk through. Any damages or defects in your flooring must be noted at the time of the walk through. Subsequent damages, including broken tiles, scratched wood flooring, torn or stained carpeting, and gouged or cut vinyl, are your responsibility.

□ Carpet

Vacuum the carpet frequently to avoid the buildup of dirt and grime. Use a fixed brush attachment on your vacuum cleaner. If your vacuum cleaner has a beater type attachment, the beater should barely touch the tops of the carpet fibers.

Eliminate carpet shedding fibers as they appear. Loose carpet fibers will work their way to the surface for quite some time. This is known as fluffing or shedding. Vacuum these fibers as a part of your routine cleaning. If a tuft of carpet appears which is longer than the surrounding carpet, do not try to pull it out. It is probably attached to the backing and simply needs to be carefully trimmed to the height of the surrounding tufts.

Remove spills immediately. Stain removal is easier if it is done promptly. Consult a home center or a carpet professional for stubborn stains. Cleaning products should be tested on a section of carpeting that is not obvious. Do not use cleaners that have not been tested and certified for the carpeting materials in your home. Check that products are approved by the Carpet and Rug Institute of America.

Thoroughly clean your carpets at least once each year. While do-it-yourself carpet shampoo devices can be effective, consider employing a professional carpet cleaner so as not to damage your carpet. The professional equipment, materials and experience will add years of life to your carpets. Steam cleaning is recommended every 12-18 months. If you steam clean your carpet more frequently than this you can risk dissolving the adhesive strip that secures the carpet to the tack strip. This will void your warranty on your carpet.

Stain Tips:

Beer, wine, coffee and tea

Blot and neutralize with a white vinegar solution, then work a small amount of a detergent solution into the spot (1/4 teaspoon detergent per 1 qt. of water). Continue applying detergent and blotting until spot is completely removed. Using a spray bottle, rinse with tap water and blot to remove excess moisture. Apply paper towels and weigh them down, allowing the spot to dry.

Blood, cheese, chocolate, cola, cough syrup, ketchup, mixed drinks, soft drinks, soy sauce, starch, toothpaste, and white glue

Note that all solutions for removing blood must be cool in temperature. Blot and neutralize the spot with an ammonia solution, using a spray bottle to saturate the spot. Next, work a small amount of a detergent solution into the spot (1/4 teaspoon detergent per 1 qt. of water) and continue applying detergent and blotting until spot is removed. Using a spray bottle, rinse with tap water and blot to remove excess moisture. Apply a pad of paper towels, weigh them down & allow to dry.

Mud and dirt

Allow mud to dry completely. Shatter the dried mud with the handle of a knife, and then vacuum. For dirt, apply a small amount of a detergent solution to the spot (1/4 teaspoon detergent per 1 qt. of water) and blot with a white paper towel to work the detergent into the affected area. Continue applying detergent and blotting until spot is removed. Using a spray bottle, rinse with tap water, and then blot to remove excess moisture.

Plumbing Leak

Carpet that becomes wet from a plumbing leak, roof leak or other sources can be dried out and re-stretched without damage if the following steps are taken:

- (1) Pull the carpet back from the wall and off the floor in the wet area. Lay the carpet back on the dry carpet and prop it up. If the entire room becomes wet, the carpet may have to be removed and placed in another area to dry (i.e. garage floor).
- (2) Remove the wet pad under the carpet and throw it away.
- (3) If available, a box fan will reduce drying time by directing the airflow around the wet carpet.
- (4) In 24-48 hours, depending on temperature, airflow, and humidity, a new pad can be installed and the carpet can then be reinstalled with no damage. DR Horton will not be responsible for damage that may occur while pulling up or removing wet carpet.

□ Vinyl Flooring Products

Resilient vinyl products are soft materials. Indentations will appear where furniture legs or other objects sit in one place for a period of time. Protect your finished floors at all times. Do not push, shove or scoot heavy appliances or furniture into place because this can damage your floors. You can also expect physical damage to result from spiked heels, a variety of furniture legs and certain types of throw rugs, which may cause discoloration. Damages of this nature are not warrantable.

□ Ceramic Tile Flooring

Ceramic tile is cared for in the same manner as tile countertops and tile grout described under the "Countertops" section. Occasionally you may notice some hair line cracking that continues through more than one tile. This is usually due to a slight surface crack in the slab underneath the tile. These surface cracks are not an indication that there is a problem; however, tile is very rigid and will crack when under tension stress. For this purpose we leave extra tiles and grout in the attic or garage so that damaged tiles can be swapped out.

□ Hardwood Floors

Clean your hardwood floors as often as you vacuum your carpets. Sweep the floors and mop with a soft, dry mop or cloth. Do not use water or water-based cleaners. We recommend using Shaw's R2x Hard Surface cleaner, or any neutral pH cleaner, to clean floors. Follow directions on package. Do not use oil soaps, liquid or paste wax products, or cleaners with citrus type oils, Tung oils, silicon or ammoniated products as well as 2 in 1 cleaners with polish additives on hardwood floors; these products cause problems that will void your warranty. Never wet mop hardwood floors, or permit water or other liquids to stand on hardwood flooring. This will cause staining, warping and the destruction of the flooring. Wipe up spills immediately. Use rubbing alcohol (isopropyl alcohol) with a

clean cloth for spots requiring a solvent type cleaner that hardwood cleaning agents cannot remove.

Do not drag heavy appliances or furniture across hardwood flooring; permanent scratches in the finish can result. When moving heavy objects across floors, use protective barriers that will not scratch the floors, such as heavy cardboard. Use wide floor protectors under tables, chairs, and any other heavy furnishing to avoid permanent damage. Ladies' high-heeled shoes can dent hardwood flooring. Waxing and buffing hardwood floors should be done according to the manufacturer's instructions for materials and procedures. Consider having this done by a professional.

Walk-off mats should be used at all entrances to absorb soil and moisture. The use of appropriate mats will help avoid scratches and damages to the floor. If mats are placed directly on top of the hardwood floors, use proper indoor mats. Mats that can trap moisture underneath have potential to cause possible discoloration. Latex and rubber backings are not recommended.

All wood floors will scratch and indent. No matter what the hardness rating of your floor is, it can still suffer scratches, gouges, splinters, and indentations. It is highly unrealistic for an end user to expect any wood floor to never scratch, gouge, or indent. In fact, this is why NO wood manufacturer guarantees their flooring to resist these conditions from occurring.

□ Laminate Flooring

Vacuum or sweep with a soft-bristle broom regularly, especially before using floor cleaners, to prevent gritty dirt and particle buildup that can scratch the floor's surface. Don't use vacuums with a beater bar or power rotary brush head.

Wipe up spills and spots immediately with Mohawk FloorCare Essentials Hardwood & Laminate Flooring Cleaner applied directly to a clean white cloth. Carefully remove stubborn stains such as paint, oil, markers, lipstick and tar with an acetone-based fingernail polish remover. Use ice to harden tough substances such as candle wax or chewing gum and then gently scrape with a plastic scraper, such as a credit card. Be careful not to scratch the flooring surface. Wipe area clean with a soft, slightly damp cloth.

High-quality floor mats and small inside rugs at entrances and exits will help reduce laminate wear and abrasion. Attach felt or similar protective pads to all furniture legs, particularly heavy pieces. When you're moving furniture, appliances or other heavy objects, use floor protectors and wide-load-bearing leg bases or rollers; never slide or roll anything across the floor.

Do not wet-mop or clean your floor with water or other liquid; for slightly damp maintenance, lightly spray laminate cleaner on a duster and wipe dry immediately. Do not use any type of cleaning machine such as spray mops, steam cleaners/mops, power cleaners or buffing machines. Do not use wax, polish, oils, soaps, detergents, shine enhancers, varnish, silicon or ammonia to clean floor. Do not use 2-in-1 cleaners with polish that may contain acrylics or urethane polish to restore gloss. Do not use harsh

cleaning aids such as steel wool pads, any scouring pads containing metal or scouring powders.

□ Garbage Disposal Unit

Do not load the disposal unit with food items before turning it on. For proper operation, turn on the cold water and start the disposal unit. Then, drop the food items slowly into the unit. When the unit sounds clear, turn it off and leave the water running for several seconds. This allows the food waste to be carried into your sewer lines.

Only foods that are non-fibrous and easily pulverized should be placed into the disposal unit. Examples of foods not to place in the disposal unit are cornhusks, celery, onion skins, olive pits, bones, and solid or liquid grease. Potato and carrot peels should be fed slowly into the disposal with water running. These items may cause your unit to overload or jam. If this happens, follow these corrective measures:

- Turn the switch to the disposal off. Turn off the water, then press the reset button located on the bottom of the unit (see photo below)
- Check the circuit breakers. An overload of this type may have tripped the circuit. Reset any tripped circuit breakers. If this does not correct the problem, your disposal unit is probably jammed. Follow these steps for proper removal:

Always verify that the disposal unit switch is in the off position. With the service wrench that came with your disposal unit, (example pictured below) insert one end of the wrench into the bottom of the unit. Work back and forth until the disposal unit turns



freely (last photo pictured). The obstruction will be loosened so that it can be removed. Remove the obstruction, press the reset button and, after removing the service wrench from the bottom of the unit, test the unit by switching it on. If a humming sound is heard, the disposal unit is still obstructed. Repeat steps above and check for pieces that may become loosened, remove them so they do not jam the unit again.

□ Heating and Air Conditioning

For service to your heating and air conditioning system, please contact the heating and air conditioning contractor listed on the emergency contact sheet on page 7 in this booklet. Any questions on your heating and air conditioning systems should be directed

to them. Even after your “DR Horton Limited Warranty” expires, we suggest that you continue to contact your original contractor, who will have the plans and specifications necessary to address your service needs. Your new home is equipped with a high quality heating and air conditioning system that complies with local and state energy codes. With proper care, the systems will provide many years of dependable service. Please read the instructions and become familiar with the heating and air conditioning systems before you use them.

Your AC system is designed to be run by a set schedule on the thermostat, set in AUTO run position. This will allow it to switch between cooling and heating seamlessly. If you set the thermostat to run with the fan in ON position, this can cause a buildup of humidity throughout the home when the AC is not running. This can cause growth to form on surfaces. Please be advised if we determine this to be the case, this is misuse of the system and will not be covered under warranty. Please see complete instructions on programming your thermostat to run by a schedule that works for you and your family.

Your heating and air conditioning systems can play an important role in your home during the first year after you move in. By maintaining an even temperature, you can minimize the expansion and contraction of materials in your home. Do not overheat your new home. Overheating can cause excessive shrinkage in framing lumber and may materially damage the home.

Gas furnaces have combustion air vents. Never cover or block these vents 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 pull poisonous gasses back into your home. If the air vents become loose, DR Horton will secure them as needed during the first year of ownership.

The following suggestions are intended to assist you in getting the maximum usage and enjoyment from your heating and air conditioning system:

We recommend that air filters be changed every 30 days. In areas with heavy dust, more frequent changes may be in order. Fresh filters can significantly reduce operating costs and will prolong the life of your system. A dirty filter can cause the unit to freeze up. Be certain to use the correct size filter. Using the wrong size filter can cause the unit to wear out quickly and underperform causing costly repairs. You must place all panels back securely in their place or the system may not operate. Keep all vents and registers clean and free of dust, cobwebs and debris.

While using your air conditioning system, twice a year pour 1 cup of bleach down the condensation line to kill any algae that may grow on the inside of the drain line. Keeping the condensation line draining properly is a homeowner maintenance item, not a builder responsibility. Damage caused by clogged condensation drain link leakage or overflow is not warrantable. Keep plants and grass trimmed well away from the outdoor unit and also from the end opening of the condensation line extending from the exterior of your home.

Setting the thermostat at 60 degrees will not cool the home any faster and can result in the unit “freezing up” and not performing at all. Extended usage under these conditions

can damage the unit. The unit is designed to cool no more than 17 degrees lower than the outside temperature. Window treatments (blinds, drapes, black out curtains) should be in place to help minimize the effect in temperature the sun's heat can have on any particular room. Ceiling fans will also help circulate the air and balance the temperature of the room when the unit is running. Be sure to leave doors open as your unit runs or undercut your interior doors enough to allow adequate air flow when closed. The doors need to be undercut if the door swings closed as the unit kicks on. Depending on outside temperatures, window treatments, and landscape shading, different rooms in your home may vary in temperature by as much as 4 degrees.

If the heating system is not working properly, check the schedule programed into the thermostat to make sure the set temperature is higher than the room air. Make sure the unit is in the "AUTO" or "HEAT" mode. If you have a gas furnace, make sure that the gas meter is not locked and check to see that the gas valve is open next to the furnace. If you are unable to isolate the problem, call our Warranty Department, or the air conditioning contractor listed on page 7 of this booklet.

If your air conditioning unit shuts down or will not start, make sure the thermostat is set to a temperature that is cooler than the room air. Inspect the circuit breaker. If the breaker is tripped, reset it to restore power to the unit. If the circuit breaker is not tripped, check to make sure the filter is not dirty, change if necessary. A dirty filter can cause the HVAC unit to freeze up. Check outside to see if the compressor condensate line is frozen. If so, make sure the AC unit is switched to off on the thermostat to allow the unit to thaw out. You need to contact the HVAC contractor if the unit still will not turn on after these suggestions. Sometimes, if the air conditioner does not restart, a bad fuse or capacitor may be the cause. The HVAC contractor can check the problem and give a proper diagnosis.

Bathroom vents play an important role in the proper ventilation of your home. While taking showers, it is advised to have the vent on to help remove the steamy air rather than allow the steam to build up on the bathroom surfaces. After the shower is completed, the vent fan should be left on to run and the bathroom door should be left open to allow the moisture in the air to be dispersed and removed via the HVAC system. If moisture is allowed to build up in the bathroom due to non-use of the vent fan, over time mold can begin to form at the areas of moisture. This is not a covered condition.

□ Land Survey

Please note that it is the homeowner's responsibility to plan any improvements to their property with correct reference to their property pins. We do not and will not supply plot plans depicting the placement of the house on the lot. We will not locate property pins. We will also not be responsible for any improvements made by homeowners outside of their property lines.

At closing each buyer is presented with a land survey of their property.

Landscaping, Draining, and Grading

The soil in the South Louisiana area is generally expansive clay soil, which expands when it absorbs water and shrinks when the water evaporates. This, in turn, causes movement in the foundation of your home. Moisture in the soil is affected by changes in grading, watering, climate, as well as the planting of trees, shrubs and lawns.

One of the single most important things a homeowner can do to minimize the effects of subsurface soils (expansion or settlement effect) on their foundation system is to reduce the accumulation of subsurface moisture. This should be done by a prudent watering program which maintains constant moisture content year round, by providing enough water to produce a healthy lawn and garden without negatively affecting the foundations performance. The homeowner is responsible for maintaining plantings, trees, lawns, gutters and downspouts, utility lines, and patios, decks and other additions to help maintain consistent moisture content in the soil surrounding your home. Trees can send roots under your foundation to at least the radius of the mature drip line of the tree foliage. Tree roots can remove large amounts of water from the ground, causing loss of soil support and possible foundation damage. These maintenance items should be performed by the homeowner seasonally.

Your lot has been graded to drain water away from your home. The grading plan for your lot has been carefully engineered and graded to standards that have been established by local governmental agencies to insure proper drainage. The swales and contours of your lot have been designed to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains. You should check the slope frequently during the first year or two. Fill any depressions that occur and watch for pools of water after heavy rains. Swales and contours, which are designed to direct the flow of water away from the home, are especially important and must not be altered. Do not level out these swales to make a "prettier lawn." Do not block the water flow by installing paving, patios or fences. Failure to maintain the established grade may result in conditions that could cause structural damage to your home and therefore void your warranty. It is your responsibility to maintain the original grading of your lot and to preserve good drainage.

Un-landscaped ground erodes. Correcting erosion that occurs after closing is the homeowner's responsibility. Damages to neighboring property caused by un-landscaped ground on your lot will be your responsibility. Landscaping can change the grading and drainage of your lot. We suggest that you consult a professional landscape contractor before performing any additional landscaping to your lot. Provide ample room for growth between plants and your home. Keep plantings in flowerbeds a minimum of two to three feet from the foundation. This will prevent excessive water from collecting at the base of the foundation. The ground next to your home should always slope away to prevent standing water. If water is allowed to stand or pool next to your home, damage to the foundation and the home will result. The water also could seep into your home and damage the interior and furnishings.

Observe the flow of irrigation water after each planting. If you notice pooling water or excessive flows in one area, construct drainage features to direct the flow of water away from your home. Consult with a landscape contractor before such drainage features are

begun. Always keep drain blocks in the fence free of debris, leaves and lawn clippings. If you choose to install gutters and downspouts on your home's exterior, be sure and keep gutters and downspouts free of debris. Always divert water away from the foundation. Provide splash blocks at each down spout.

To conserve water, you may want to use a drip irrigation system. These systems concentrate a small amount of water directly to the root of the plant where it provides the most nourishment. The amount of water used is significantly less. For further conservation of water, we urge you to use drought resistant or drought tolerant plants. Your landscape professional can provide advice on plant selection, watering needs and proper placement in your yard.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the grade is not altered. Keep the surface of the soil at least six inches below the bottom of the exterior surface of your home (typically, brick, siding, stone or wood). This will assist in preventing wood rot and termite infestations. In addition, other changes and additions can alter the draining of your lot and cause water damage. These changes include walkways, patios, spas, pools, fences, walls, planters and play structures. Be sure not to create water traps next to your foundation from these changes. Before you make any changes or additions to your lot or the structures on you lot, give careful consideration to the effect the changes will have on drainage. If you have any questions, consult a professional before you begin the project. Please consider that any changes you make in the grading and draining of your lot could affect neighboring properties. Damage to your property and to neighboring property will be your responsibility.

Uniformity of moisture in the soil surrounding your home is an important maintenance requirement for your new home. Do not allow water/sewer leaks of any type to continue uncorrected. Periodically check outside water faucets, hoses & sprinkler systems for leaks. Unchecked, these items could supply unwanted moisture to the soil.

□ Patios

Patios may be included in the sale of your home. Patios and other structures, however, that you add to your home after closing will not be covered by your "DR Horton Limited Warranty." If you choose to add a patio, you should check with your Declaration of Restrictions and, if applicable, your Homeowner's Association and local building officials. This is to make certain that your plans are in compliance with state and local building codes and your Declaration of Restrictions. It is likely that building permits will be required. A reputable contractor is best qualified to perform this work. Patios, like driveways and sidewalks, are subject to shrinkage and settlement cracks. This cracking does not constitute a warrantable condition.

□ Plumbing System

For service to your plumbing system, please call the plumbing contractor listed on the info sheet given to you at walk through. We recommend that you become familiar with your plumbing system as soon as you move in. You should know the location of the main shutoff and individual shutoffs in all the bathrooms and the kitchen. In the event of a

plumbing emergency, you must close the main water shutoff at once. Flowing water can cause severe damage to your home and its contents.

Any changes or additions to your plumbing system (added water softeners, sprinkler system connections, etc.) may void your warranty and can result in damage to your home. We do not cover damage or leaks caused from work that was not performed by us per plan. We highly recommend that you consult a licensed plumber to make any changes or additions to your plumbing system. Please note that a permit may be required.

The main water shutoff is located at the water meter box. Our representative will identify the water shutoffs during your walk through. Other water shutoffs are located under the sinks in the bathrooms and the kitchen. Each toilet has a shutoff valve behind the toilet bowl. Another water shutoff is located on the top of the water heater. It controls the flow of water to the water heater and should be closed in the event of a leak in the water heater. You and others in your home should know where these water shutoffs are and how they work. If you notice a specific fixture leaking, you can shut off the water shut off valve to the individual fixture instead of the whole home.

Each plumbing fixture in your home has a drainpipe specially designed to provide a water vapor barrier between your home and the sewer. The drainpipe or “P-trap” is the U-shaped area of pipe directly under each sink or tub. The trap holds water, which prevents the airborne bacteria and odor of sewer gas from entering your home. If any of your sinks or tubs are used infrequently, we suggest that they be turned on occasionally to replace the water in the trap lost to evaporation. Because of their shape, the traps are the most likely area to become clogged.

If you detect the odor of sewer gas from a sink, contact your plumbing contractor after you have followed the advice above. If you smell a rotten egg type smell from your running water, contact your local water company. Your water lines may need to be flushed of contaminants in the water supply. This is not covered by warranty.

□ Bathtubs

The bathtubs in your home are made of acrylic, fiberglass, or steel coated with porcelain. Porcelain is a hard, durable surface, but it can be chipped or scratched by blows from a heavy or sharp object. Like the other components in your home, your bathtubs require routine maintenance (caulking, cleaning, etc.).

Clean the tubs by using a non-abrasive cleaner designed for bathroom use. Rinse the surface thoroughly to remove all traces of the cleaner. After each use, rinse the tub thoroughly with clean water to lessen the effects of soap buildup.

□ Fixtures

Faucets and other plumbing fixtures are designed to add beauty and provide trouble-free use. Most of the fixtures are plated with polished brass, bright chromium or a combination of the two. The brass and chromium plating materials are, however, relatively soft and can be damaged with abrasive cleansers, scouring pads and tools.

Clean the fixtures with warm soapy water and a soft sponge or cloth. Rinse with clear water and wipe dry to prevent spotting.

If water is permitted to accumulate and stand at the base of the fixtures, corrosion and tarnishing can result. Always wipe the base of the fixture dry. Avoid excessive force when you turn your faucets on and off. The seals in the faucets can be damaged and will require repair or replacement in a short time. Be advised that due to our climate, your fixtures may tarnish. This is considered normal and is not warrantable. To minimize tarnishing, ensure that the fixtures are wiped dry after each use. Hard water can spot and damage bright chromed plumbing fixtures. While this is not entirely preventable, you can minimize the staining and discoloration by drying the fixtures after each use.

Faucets are equipped with aerators, which mix air with the stream of water to prevent splashing. They need to be cleaned occasionally to remove a buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and rinse the washers and screens. Replace the parts in their original order and screw the aerator onto the faucet. Perform this homeowner maintenance as needed, inspect monthly. Hose bibs should not be allowed to drip on soils surrounding foundation. They should be protected from freezing weather.

□ Toilets

Toilets are made of vitreous china, a glasslike material that is almost impervious to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object. Do not stand on your toilets. Uneven pressure applied to the toilet can break the wax seal at the base of the toilet, thereby causing a leak.

The toilets installed in your home use approximately 1.6 gallons per flush, which is approximately 50% less water used than toilets produced 15 years ago. They are designed to minimize water consumption and the amount of wastewater treated and returned to our water sources, all of which will result in a lower utility cost to you and an improvement to the environment.

Since these toilets use less water, they have a tendency to become clogged more frequently than traditional toilets because of the newer toilet's reduced water flush capacity. On the occasions where one needs to dispose of a large amount of tissue, it is advisable to flush the toilet prior to the disposal of all tissue. Educating your family members as to the capacity of the toilet will help avoid unnecessary stoppages.

Always keep a plumber's plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shutoff valve on the back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that occur due to construction debris are covered by your "DR Horton Limited Warranty". Stoppages that are not construction related are your responsibility. If you are unable to clear the obstruction yourself, we suggest that you call a plumber. If our plumber determines that the stoppage is a result of homeowner use, a fee may be charged.

Do not use drain cleaners in toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak. Also note that the flapper original to the toilet is not rated to be used with drop-in toilet chlorine tablets. The harsh chemicals will cause the flapper to warp over time and cause your toilet to sound like it is constantly “running water” due to the poor seal of the warped flapper. This condition is not covered under warranty. Use in-bowl clips or other similar products.

The flush valve in your home should last for many years. If it fails or begins to leak, please contact a licensed plumber. The toilets supply line connected to the toilet tank should be “hand tightened only.” The use of any type of hand tool to tighten the supply line nut, can compromise the integrity of the line and tank.

□ Roof System

The roofing material on your new home is made of asphalt composition. Asphalt shingles afford years of use, but are not indestructible. This type of roof affords good protection against fire and adds beauty and quality to your home for many years. DR Horton will not be responsible for leaks that are caused by alterations, tie-ins or penetrations of the roof that are done by the owner or by others after the completion of the roof. DR Horton will not be responsible for damage to the roof caused by storms, civil disobedience or Acts of God such as hurricanes and tornadoes.

High winds, snow and ice can damage a roof. Asphalt shingles should be replaced when the mineral granules, which coat the top surface, disappear and you see exposed black felt. You should limit walking on the roof; the weight of a person can damage the composition shingles comprising your roof. If access to your roof is required, for visual inspections and so forth, call a professional roofing contractor for advice and assistance.

Remove fallen limbs and other debris from your roof promptly. If large limbs have fallen onto your roof, inspect the nearby roof area for signs of damage. Caulking around roof penetrations can deteriorate over time and should be monitored every 2-3 years by a professional; repair as necessary to prevent leaks. If you have rain gutters or down spouts on your home, they should be kept free of debris such as leaves, twigs and litter. Inspect the gutters and down spouts twice each year and after each heavy rain or windstorm. Remove debris promptly. Down spouts should be direct water away from the foundation of your home to minimize soil erosion.

If your dryer vents through your roof, this will require extra care and maintenance to ensure optimal dryer performance. The lint trap in the dryer should be cleaned after every use and always installed to prevent excessive lint build up at the roof vent opening. Every 6 months it is recommended to clean the vent pipe line by disconnecting the dryer, and using a leaf blower (or similar air blower), force any accumulated lint out of the line. This may take 5 minutes to completely clear the line. Be sure to examine your roof vent cap for any buildup of lint at the opening. This is a sign it needs to be cleaned. This is considered a maintenance item and is not covered under warranty.

□ Shelving

The shelving is limited in its load capacity to 30 pounds per lineal foot. Failure of the shelving due to overloading is not covered by this warranty. Heavy clothing, heavy food items, books, and file storage may exceed the load capacity of the shelving. If shelving needs to be cleaned, be careful how much moisture you apply to painted shelves. These are fiberboard and will expand and be compromised if moisture penetrates the paint.

□ Smoke Detectors/Carbon Monoxide Alarms

Several smoke detectors have been installed in your new home, and at least one of them doubles as a carbon monoxide alarm if you have any appliances run on gas. The selection of the detector, the installation procedure, and their location are designed to meet the requirements of local and state building codes. Please do not move or disable any of your smoke detectors and/or carbon monoxide alarms. If you feel the need for additional protection, speak to a professional about installing more.

The purpose of your smoke detector is to detect the possible presence of fire in your home so that you will have time to evacuate the house. At the first indication of fire, evacuate your family and call the Fire Department from a neighboring home. The smoke detector closest to the kitchen/living area will also have the ability to detect carbon monoxide and will sound an alarm. Carbon Monoxide is a colorless, odorless gas and is produced from the burning of fuel such as natural gas. It is deadly. If any trace of carbon monoxide comes in contact with the detector, an alarm will sound through all of the devices. Please see product manual for more specific information on operation.

Your smoke detectors are wired directly into the electrical system, are interconnected, and backed up with a 9V battery. If the smoke detector "chirps", this usually indicates that the battery is low and should be replaced immediately. The chirping will not stop until the battery is replaced. Under no circumstance should you remove the smoke detector without replacing it to stop the chirping. This could compromise the safety of anyone in the house.

□ Termites

Subterranean termites are native to this region. Subterranean termites depend on soil moisture as their primary source of water. Moist soil at or near the surface encourages the termites to forge upward, bringing them closer to the wood in your home. By limiting the moisture in your soil, you can aid in deterring these pests.

DR Horton pretreats the soil for termites prior to the slab being poured. This treatment is good for 1 year after closing. Any renewal treatments are the homeowner's responsibility. Any wood materials in direct contact with the foundation have been treated for termites. You should inspect the perimeter of your home on a regular basis. If you notice evidence of termites, such as a mud tube on your foundation wall, call a professional right away.

If you are landscaping or installing an irrigation system, we urge you to follow these guidelines:

- Do not allow the soil to touch the wood structure of your home.

□ Make sure all water drains away from your home.

Do not allow untreated wood materials to come into contact with your foundation or grass or soils that was signed at closing.

□ Water Heaters

Your water heater is covered by a warranty from the manufacturer. Please read the operating instructions that the manufacturer provides. In the event of a leak in your water heater, close the shutoff valve on the top of the water heater and turn off the pilot light. On an electrical unit, turn off the breaker before you disconnect the power. If your home is still covered under the “DR Horton Limited Warranty”, contact our Warranty Department for service or call the plumber listed on the info sheet given to you at walk through.

At some point, you may need to flush and drain your water heater. Be sure to read the owner’s manual and follow the manufacturer's suggestions. This procedure will remove accumulated silt and debris to ensure that the water heater is efficient and durable. You may wish to get a plumber to do this. The sticker will also have the model and serial number needed in the event parts need to be replaced. The water heater is considered an appliance and is only covered for the first year. The manufacturer will have a separate warranty lasting 5 years or more on parts. Please see owner’s manual for more information.

If your gas water heater stops producing hot water – go in the attic to see if the pilot is lit. If it is not, you will have to relight the pilot. This is easily accomplished by following the directions on the water heater sticker itself. This is considered homeowner maintenance. If the pilot will not relight, check that the gas meter. If it is locked – please contact your gas company for getting service unlocked. DR Horton does not re-light the pilot on the water heater if it goes out due to a locked gas meter.

□ Windows

The windows on your home are made of a vinyl frame with a double pane of glass. The use of solar screens on your home greatly reduces the amount of heat going into your home and thus conserves energy. Lubricate the mechanical components as needed with an oil-free product and periodically remove dirt and dust that accumulate on the glass and in the track/frame. When cleaning windows, avoid flooding window tracks with water. Excessive water can overflow the track and back up into your home. The use of oil-based lubricant will attract dirt and debris and cause greater resistance and possible damage to the window unit.

During high winds, air will penetrate your windows, especially through the weep holes. This is normal. The weep holes are necessary for proper ventilation and you should keep them clear at all times. During heavy storms, wind driven rain may find a way through the narrow seal between windows, doors and their weather stripping. This condition is beyond builder control and not considered a defect.

Condensation may appear on your windows during periods of extreme temperature differences between the inside and outside of the home (often in winter months).

Condensation is a signal of excessive humidity in your home. Condensation occurs when warm moist air (typically from cooking, showering, etc) comes into contact with the colder surface of the window. Condensation often indicates that you have an air tight, more energy efficient home; however, peeling paint, rotted wood and rusted metal can result from excessive humidity.

There are simple steps that can be taken to reduce the humidity level in the home:

- ✓ Check that all ventilation equipment is adjusted properly.
- ✓ Use utility and bathroom exhaust fans.
- ✓ Air out the kitchen, bathroom and laundry room during and after use by opening a window for a few minutes.

Do not apply window-tinting materials made of film to your double-glazed windows and doors. The use of these materials can cause a buildup of heat between the panes of glass. This excessive heat will destroy the seals and permit water and condensation to form between the panes. Adding window tinting will void the warranty on your windows. Aluminum foil also causes a heat buildup between window panes and should not be used. Consider any Homeowners' Association regulations before you install window coverings that are visible from the outside of your home.

Please note that if condensation between panes does occur, this warranty is covered through the window manufacturer and the homeowner will need to contact the manufacturer directly for details. Usually there is a sticker inside the window frame with manufacturer information.

Additional Information

We are interested in providing complete, accurate information on your new home. The following pages have important facts about your new home, the materials that were used in construction, and other details that will complete your knowledge of the home. Please review this section carefully.

In addition to the following information, it is possible that there are specific items that pertain only to your home. Your salesperson and the Warranty Department are your best sources of additional information about your new home.

Model homes have several functions. They are used as sales offices, to demonstrate products in the home, and as a showcase. These multiple uses can require larger air conditioners and other equipment that is neither appropriate nor desirable for normal residential use. The model homes also may display a variety of features, finishes, materials, colors and products that are not included in your home, or not available for upgrade.

□ Architectural Control Committee

An Architectural Control Committee has approval authority over any changes, alterations or additions to your home, fence, landscaping, exterior colors, trim and other changes. Always consult the Declaration of Restrictions for approval procedures and other information prior to making any additions, alterations or improvements to your house, including the installation of antennas and fences. You will receive these documents at closing.

□ Attic Access

The attic space is not intended for storage (excessive weight could jeopardize the integrity of the roof system and void your warranty). Access is provided for purposes of maintaining mechanical equipment that may traverse the attic space. When performing any needed tasks in the attic, caution should be used not to step off the wooden members onto the drywall. This can result in personal injury and/or damage to the ceiling below. Such injury or damage is not covered by your limited warranty.

□ Color and Texture Variances

Variations in color occur in all manufactured products. Although every effort is made to provide consistent color, variances may be noticeable in paint, brick, stone, tile, carpet and other colored surfaces. Exposure to the sun and water will alter the color more rapidly. These variations may be especially noticeable where a repair has been made. An exact color or texture match of materials during the initial construction of your home or during subsequent repairs is not something that is covered by your “DR Horton Limited Warranty”.

□ Construction Methods

DR Horton builds homes that meet or exceed local building codes. Construction methods can vary from unit to unit due to variations in plans, elevations and the requirements of local building codes. Your home is hand made. No two are alike.

□ Design

Your home can have design features that differ from those in the model homes. The differences could be in materials, interior and exterior colors, surface coverings, doors, windows, garage doors and other features. Please consult your sales representative for an explanation of any differences.

□ Dimensions

Your home can have different interior and exterior dimensions than those of the model homes. The differences can result from variations in the lots, changes in design that are made after the models are completed and other factors. The differences can be seen in ceilings, windows, room sizes, and placement of your home on the lot and in other areas.

□ Easements and Utilities

Your property may be subject to certain easements that would be reflected on the plat map which is public record. We can provide a copy of the plat map, but we do not provide a survey. Before beginning any alteration to the property, you should check that building codes or subdivision restrictions will not be violated.

□ Homeowner Maintenance

The features and systems in your new home require routine maintenance. Refer to the "Maintenance of Your Home" section of this manual and, if necessary, please consult a professional for advice on your maintenance requirements. Damage, deterioration and destruction of items due to improper or inadequate maintenance by you, are not covered by your "DR Horton Limited Warranty".

□ Homeowner's Association

In some subdivisions, the Homeowner's Association may have certain regulatory and governing powers. The Homeowner's Association, where applicable, may be responsible for certain areas of the subdivision and budgets for such maintenance. Monthly dues may be required under your Declaration of Restrictions. You may be required to consult with your Homeowner's Association prior to any additions, changes or alterations to landscaping, exterior colors, trim, and for other changes. Consult the Homeowner's Association, applicable Declaration of Restrictions and information in this manual for more information.

□ Insects

Louisiana is rich with a variety of creeping, crawling, and flying insects. Great care has been taken to thoroughly seal your home against insects. However, a bug proof home cannot be guaranteed. Ants can find their way into any crevice, so pay special attention

to any weep holes, and treat the exterior and interior perimeter of your home twice a year or more as needed. Pest Control is the home owner's responsibility.

□ Landscaping and Trees

The landscaping for the model homes features more mature plantings, special plant selections, denser planting and unique landscape features. These features are not found in your home. Landscaping care and maintenance is a homeowner's responsibility. While DR Horton seeks to preserve trees, trees can deteriorate and then die due to a number of factors, including disease and disturbance to root systems. Over or under watering can harm trees. No representation or warranty is made regarding the native or introduced trees located on your lot. You may wish to consult with an arborist to determine appropriate actions to preserve your trees.

□ Mildew

Mildew is an airborne fungus which can land and grow on almost any surface. While mildew grows almost everywhere, it is much more noticeable on a light background painted surface. Mildewcide (a component of the exterior paint we use) is what retards mildew formation. However, no mildewcide will prevent the growth of mildew. Mildew formation and growth is not considered a warrantable condition. Excessive watering and wet, humid days of little sunshine are optimum conditions for mildew to thrive in. Under humid conditions, mildew can form on any painted or unpainted surface.

To discourage the growth of mildew, wash (rinse off) your home twice a year with water and an all-purpose cleaner like "Renz Ez", preferably at the beginning of spring and the beginning of fall. If mildew appears, use a commercial product called "Jomax", available at paint stores or most home improvement stores. Simply follow the directions on the label.

□ Mold

Mold is a topic of concern to homeowners in many parts of the country. Mold and mold spores are everywhere, both inside and outside our homes. Our local weather forecasts even include mold counts. Warm humid conditions (relative humidity above 57%) promote mold growth. While mold spores are not visible, active mold growth is. To keep mold from becoming overly active in your home, there are several things you can do.

- ✓ Report any plumbing, air conditioning, roof, door, or window leak immediately. Mold takes 24 to 48 hours to start growing, so rapid reporting and a quick response is essential. Discoloration of your walls, ceilings or floor coverings may be an indication of a leak. A "moldy" or "musty" odor may be an indication of a leak. If you have such an odor, the source should be investigated.
- ✓ Do not use the "fan only" setting on your thermostat during the cooling season. Operating the fan continuously can raise the humidity level in your home. An important function of your air conditioning system is humidity control.
- ✓ Use exhaust fans (or open windows) in bath and utility rooms when moisture is present.

- ✓ Change the filters in your heating and air conditioning system monthly. Have your heating and air conditioning system serviced/cleaned, by the original contractor, annually. Dirt inside your system is a perfect food source for mold.
- ✓ Pour one cup bleach down the primary condensate line to your air conditioning system(s) at least once every 6 months. If the primary condensation line terminates outside your home, inspect it regularly for any possible blockage.
- ✓ Routinely dry off wet surfaces and materials in your home (i.e. tubs, showers, floors, etc.). Clean any mold growth observed in your tub/shower/sink areas. Check under sinks monthly for leaks. Promptly clean up spills, condensation and other sources of moisture.
- ✓ Maintain the caulking in and around your home as part of your routine maintenance program. This will minimize the possibility of leak.
- ✓ Proper maintenance is the key to moisture and mold control.
- ✓ Condensation can build up on you're a/c grills or inside your register boxes due to excessive cooling combined with a warm air introduction. To prevent this from happening do not try to over cool the home by keeping the thermostat below the setting the system is designed to cool.

If you have any questions regarding mold issues in your home, please call our Warranty Department.

☐ Paint

The interior and exterior paint in the model homes can demonstrate a variety of finishes, colors and techniques. In your home, a standard decorator color is used. Flat paint comes standard on wall and semi-gloss paint is used for doors and trim.

☐ Plans

DR Horton reserves the right to change plans, specifications, and prices without notice. We do not provide homeowners copies of our house plans.

☐ Tiles

The color of manufactured tiles can vary in color from tile to tile. The consistency of tile color is not guaranteed. Further, no representation or guarantee is made that the tile colors and finishes in your new home will be available in the future.

☐ Unauthorized Installations

DR Horton does not permit the installation of options by anyone other than DR Horton, its subcontractors and suppliers, prior to the close of escrow. The unauthorized use of independent contractors, other than those who are under contract to DR Horton, will void any warranty, implied or written, with respect to any and all damage caused, directly or indirectly, as a result of the work. All systems, features and structures of the home are included.

Please be advised, the builder and subcontractors performing warranty work on your home, will only return your home to its original specification/color/finish at the time of closing. However, an exact match may not be possible.

□ Views

No representation or warranty is made with respect to the presence or absence of views or scenes that are visible from your new home. Such views and scenes can be blocked or changed by future development, the growth of plants, and other activities.

□ Water Pressure

Your “DR Horton Limited Warranty” does not include any representation or warranty that the current water pressure level will prevail in the future. If you are experiencing low pressure in a plumbing fixture, you should check the aerator and ensure it is clean and free of debris. This is the main cause of a drop in water pressure. There are pressure boosting fixtures like shower heads, etc. that can help increase water pressure if you are still not satisfied.