HOMEOWNER'S WARRANTY

&

INFORMATION MANUAL



D·R·HORTON®

America's Builder

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Dear Homeowner:

Welcome to your new D.R. Horton home. We know this was a major decision for you and there were a number of alternatives to choose from. If there is anything we can do to assist you, please feel free to call.

It is our pleasure to present you with this Manual. Your Homeowner's Manual will provide you with information to assist you in maintaining and caring for your home, as well as provide you with a roadmap for our Customer Care Program. Properly maintaining your home will protect your investment.

Use this manual as a tool to help you become acquainted with your new home and experience everything your home has to offer.

Very truly yours,

D.R. Horton

Starting on the day you move in to your new home you need to understand the operation and maintenance of, and warranties provided for, each major component of your home. We have provided this Homeowner's Manual to guide you through the proper use and maintenance of the major components of your home.

If you find a conflict between the information provided in this Manual and any information provided by product manufacturers, always defer to the actual care and maintenance information provided by each manufacturer and/or installation contractor.

Your home comes with a Customer Care Program and Limited Warranty provided by D.R. Horton. Information on our Customer Care Program and Limited Warranty can be found in this manual and we recommend you review this information carefully.

After you move into your new home, you will find that our policy of customer satisfaction continues. This policy is designed to ensure that you enjoy living in your home as much as you did buying it!

Contact our Customer Care Department at 303-221-8609 with any questions you may have.

Customer Care Program

The D.R. Horton Customer Care Department administers the terms of your Limited Warranty program through representatives trained to respond to your needs promptly and professionally. Please review each section of this manual carefully so that you can assist us in handling your claims efficiently.

The Customer Care Program is designed to address any emergency or urgent items throughout the first year in your new home. In your 11th month of occupancy we will ask you to submit a comprehensive list of all items you would like to review with your D.R. Horton Customer Care Representative. Your CCR will review each of these items with you. Your 11-month appointment is a good time to review any homeowner maintenance items with your CCR. This is also the appropriate time to request the one time repairs we offer on specific components.

Failure to submit your 11-month list will not extend the applicable warranty period.

Please submit all warranty requests in writing online at dr.horton.com.

Orientation

The new homeowner orientation is when you get to take a more detailed look at your home and get familiar with the systems/features of your new home. This is the time for you to note any items that might need correction and address any questions or concerns you might have.

At the time of your orientation, your home is inspected for the following items:

- Scratched, nicked, or dented cabinets
- Damage to the flooring
- Damage to countertops
- Chipped, cracked, or dented sinks, tubs, or shower enclosures
- Scratched or dented appliances
- Damaged drywall
- Paint on walls, trim, and doors
- Missing or damaged screens
- Inoperative sliding closet doors
- Cracked or scratched windows or sliding glass doors
- Cracked or scratched light fixtures

Items needing repair, must be listed on the orientation form. If the damage is not noted on the orientation form prior to move in, it will not be covered under the Limited Warranty. Damage that occurs due to moving in will not be covered.

Final Walk Through

At the final walkthrough you will review the items noted from your orientation and your superintendent will ask you sign off that all items have been completed. At this time you are accepting your new home.

In Case of an Emergency During the One-Year Limited Warranty Period

In case of an emergency, your first priority is to protect yourself and your family members from harm. Once you are certain of your family's safety, take steps to correct or lessen the effects of the emergency. For example, 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. Do not delay in reporting an emergency. Damage that is caused by a delay in reporting an emergency is not covered under the Limited Warranty. Damage to personal property is not covered under the Limited Warranty; however, it may be covered under your Homeowner's Property Insurance policy. Emergencies are defined in the following section, and can be described as items that require immediate attention to protect you and your family from harm, and to avoid damage to your personal property or your home.

Plumbing

A total stoppage of the plumbing drain system or a leak in the plumbing sewer main coming into the home that cannot be isolated is considered an emergency. If your plumbing system ceases to work none of your sinks, toilets, and tubs will drain. Depending on the cause this may not be covered under the Limited Warranty.

A water leak that requires the water supply for the entire house to be shut off to avoid water damage to the home.

- A leak that can be isolated by the shut-off valves under the cabinet or plumbing fixture is **NOT** an emergency.

Electrical

A total electrical failure that is isolated to your home only, not including an area-wide power outage. Check with your neighbors to see if they have lost complete power.

- D.R. Horton is not responsible for damages due to area wide outages, power surges, damaged appliances, lightning strikes, lightning related damages, or spoiled foods due to extended outages.

Heating

Complete failure of heating system when the temperature inside is below 60 degrees Fahrenheit.

- Check to be sure the blower cover is in place, power switch is on, and the thermostat is on. Also check the circuit breaker in the panel outside of the home.

Though inconvenient situations such as a lack of air conditioning, cooking appliances, and refrigerators are not emergencies. If your situation **does not** fall within the emergency guidelines, use the procedures outlined below to request routine warranty service.

Gas Leak

A rotten egg smell in the air should be acted upon immediately.

- Please leave the home immediately and contact the utility company to report the potential leak. Let them know you have left the home and ask to have the leak located and repaired immediately.
- A plumber may be contacted if the leak is found to be coming from the furnace or water heater gas supply lines.
- Do not use your home phone, light a match, or turn on/off any light switches. Go to a neighbor's home to report the leak.

Roofing

Water penetrating the roofing membrane and entering the home. It is the homeowner's responsibility to minimize water damage, as much as is reasonably possible, until a representative arrives.

Repairs cannot be made on a roof until the inclement weather has passed and the roofing materials have dried. Mitigation measures should be taken by the homeowner to help minimize overall damages.

In case of an emergency, please call the Customer Care Department at 303-221-8609. Names and numbers of specific contractors who might be called for emergencies after hours are listed on the emergency sticker in your kitchen. Please go online and submit a warranty request for service.

Limited Warranty

Who is Covered?

The limited warranty and the 10-year structural warranty are offered to the original purchaser and automatically transfers to subsequent owners of the home during the Limited Warranty periods.

1-Year Limited Warranty Coverage

Limited Warranty – the coverage of this Limited Warranty begins on the original close of escrow date and ends one-year after closing, except for major structural defects.

Verbal and written notification of the Limited Warranty period ending is not provided. Repairs made under the Limited Warranty period do not extend the period of the original warranty coverage.

D.R. Horton warrants that every D.R. Horton home has been constructed with materials and workmanship of a quality that is standard in the industry for residential production building. D.R. Horton further warrants that each home will be free of structural defects for a period of ten (10) years and non-structural defects for a period of one (1) year (on workmanship and materials). D.R. Horton agrees to make all necessary repairs and replacement for items covered by the Limited Warranty within the applicable warranty period.

Modifications and/or additions to your home after closing will not be covered under this warranty nor will D.R. Horton be responsible for damage to such additions as a result of a problem with a covered item. We suggest any such additions not be done during the Limited Warranty period. D.R. Horton is not responsible for restoring the modification and/or addition that may be altered as a result of a repair to a covered item.

Buyer's rights and D.R. Horton's obligations under this warranty are limited to repair and/or replacement. D.R. Horton reserves the right to make repairs, correct defects, or replace items for which it is responsible according to the terms of this Limited Warranty at the time and in the manner determined most appropriate at the company's sole discretion.

D.R. Horton has no duty to install upgrades under the Limited Warranty and will not be responsible for consequential damages or expenses, such as lost wages. Our Customer Care Representatives in the field do not have any authority to extend or alter your Limited Warranty in any way.

Items Not Covered Under the Limited Warranty

- Solar energy installation – damage or alterations made by the homeowner and/or contractor due to the installation of solar energy equipment will not be covered under the Limited Warranty.
- Acts of Nature – damage caused by acts of nature including, but not limited to lightning, wind storms, heavy snow, hail, heavy rain, wind driven water, and changes to the underground water
- Damage caused by abuse, wear and tear, homeowner alterations, or lack of proper and timely maintenance.
- Insects rodents and pests – D.R. Horton cannot protect newly constructed homes from the presence or effects of pests.

One Time Repairs

Due to the changes your home will go through, especially through the changes of seasons, there are some areas which may require adjustments or repairs during your one-year warranty period. The following repairs or adjustments will be made only one time during the one-year warranty period and then it will be the responsibility of you, the homeowner, to make additional repairs or adjustments as needed. We will not deny your request to perform these repairs earlier in the warranty period; however, they are a one-time only repair and therefore we recommend that you wait until the year end timeframe. These items include, but are not limited to:

- Drywall corrections
- Excessive floor squeaks
- Door adjustments
- Ground settlement

How to Submit a Warranty Request

Reviewing the Limited Warranty section of this guide will help you determine if the Limited Warranty covers the claim. Requests for service should be sent in if an emergency arises and at the 11-month anniversary of your closing date, most importantly prior to the end of the one-year warranty period.

To assure quality and timely processing, requests for service must be submitted online at www.drhorton.com. Click on Warranty and follow the prompts from there. Please completely fill out the

online form, including your name, address, best telephone number to reach you at, and a brief description of the item(s).

Appointments

All service appointments are scheduled between 8 am and 4 pm Monday through Friday.

Customer Service Representative Appointment

When D.R. Horton receives your request for service, we will schedule an appointment to conduct a warranty inspection before determining coverage of a particular item. If the item is routine homeowner maintenance, we will review the maintenance steps with you and offer informational assistance. Your Customer Care Representative will then schedule a service day (Monday through Friday, 8am – 4pm) for any items needing repair. Service day appointments require at least two weeks notice to schedule.

Service Day Appointment

D.R. Horton will correct any work deemed warrantable under the Limited Warranty through the services of our vendors.

Once an appointment date and time has been set with our vendors these appointments are your responsibility to meet. We will do our best to notify you if a subcontractor will not be at your home as scheduled. You may ask a friend, neighbor, or relative to be present if you are not able to be there for your service day. They must be at least 18 years of age. We do not accept keys and D.R. Horton representatives are not permitted to house sit for homeowner appointments.

To prevent the possibility of a pet getting injured or lost, we ask that you restrict all animals to a location away from the work area, inside or outside, during any warranty visit, whether for inspection or repair work. This policy is also for the protection of our employees and trade personnel.

D.R. Horton will not honor or reimburse bills for labor, materials, utilities, or any other homeowner expenses furnished by you or at your direction without prior authorization by a managing representative in writing. Additionally, D.R. Horton will not reimburse homeowners for personal time, inconvenience or ancillary expenses incurred in order to address warranty claims or repair appointments.

D.R. Horton responds to all warranty requests as timely and efficiently as possible. All warranty requests received during the warranty period will be scheduled for completion in a reasonable and timely manner. Occasionally, some inconveniences such as weather delays, labor problems, or material shortages may arise in the process of completing warranty repairs. We ask that all parties practice patience and respect for the individuals working to resolve any form of inconvenience. D.R. Horton does not reimburse for inconveniences, as these are not intentional or predictable.

Knowing that everyone's schedules are busy, we understand that things come up and it may be necessary to change or cancel your scheduled appointment. If this happens, please contact your Customer Care Representative so they can assist you with rescheduling your appointment.

If a homeowner cancels or misses one or more appointments and is unable to schedule an appointment to complete the work, D.R. Horton reserves the right to close out the issues until the homeowner has time available. However; this will not extend the warranty period.

Maintenance

Suggested Maintenance

For your convenience we have created a schedule of suggested homeowner maintenance. By completing these maintenance items as recommended you will help preserve the condition of your home and avoid costly repairs later.

Preventative maintenance on your new home should begin when you move in. Colorado's climate can result in extreme variations in temperature and humidity over short periods of time. Building materials are subject to constant expansion and contraction due to changing temperature and relative humidity. This can result in the minor warping and cracking of wood materials and the cracking of drywall, stucco, concrete, and mortar. These effects are particularly common during the first year after a new home has been built. A change of season creates special maintenance needs, so plan for winterizing your home. Please refer to the suggested maintenance guide at the back of the Manual for maintenance guidelines.

Appliances

Homeowner Use & Maintenance Guidelines

Warranties on appliances are supplied directly from the manufacturer to you. Information about each appliance can be found in the in the manufacturer's literature. When calling the manufacturer please be prepared to provide the model and serial number of the item and closing date on your home.

Limited Warranty

D.R. Horton does not warranty manufactured appliances or guarantee their performance. Your appliances are covered by warranties from the manufacturer directly to you. Contact the appropriate distributor for service information.

Cabinets

Homeowner Use and Maintenance Guidelines

Cabinet finishes are designed to be durable under normal usage and care. Promptly remove any splashes and splatters to avoid permanent stains. Please see the manufacturer's recommendations for care and maintenance of your cabinets.

Wood is a natural product that is subject to warping and drying. Protect and preserve your cabinets by using appropriate care techniques and products on your cabinets. Differences can be expected in grain and color between the cabinet components due to natural variations in wood and the way wood absorbs the stain. Note too that as cabinet panels shrink, unstained areas that were inside the frame may become exposed.

Minor scratches can be covered with a putty stick that matches the finish of your cabinets. However, the filler used may appear more obvious in certain areas and/or under varying light conditions due to natural wood variations in color.

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance. Apply a very small drop to the top of the hinge or the center of the drawer glide and move the door or drawer back and forth several times so the lubricant will work into the hinge or guide. Wipe away any excess lubricant with a dry paper towel.

Damaging and warping of cabinet surfaces can result from operating appliances that generate large amounts of moisture (such as a crock pot or coffee pot) too near a cabinet. When you use these appliances place them in a location that is not directly under a cabinet.

Limited Warranty

D.R. Horton warrants the material and labor of cabinet installation for one year. If you notice drawers sticking or drawers or cabinet doors not closing properly during the warranty period, notify the Customer Care Department in writing. If a cabinet separates from the wall or ceiling farther than 1/4 inch, or a cabinet door or drawer front warps more than 3/8 inch as measured from the cabinet frame D.R. Horton will correct the problem during the 1-year Limited Warranty period.

Exceptions: Wood is a natural product that differs in color from one piece to the next, depending on variations in wood grain. These differences are considered normal and add to the natural beauty of the product. Exact stain matches cannot be guaranteed from cabinet to cabinet. Chips, nicks, dings, dents, scratches, or other aesthetic imperfections will only be corrected if documented during the homeowner orientation walkthrough.

Carpet

Homeowner Use & Maintenance Guidelines

Carpet is available in many styles, designs, and weights for durability and stain resistance and long term performance. Varying weights of carpet pad will enhance the performance and feel of the carpeted surface.

Regular and thorough cleaning can maintain the beauty and prolong the life of your carpet. Vacuum your carpet regularly to avoid build-up of dirt and grime to maintain the upright position of the nap. Carpet wears out because of foot traffic and dirt particles that are ground into the pile. The dirt particles wear down the fibers and dull the look of the carpet. A vacuum cleaner with a beater bar agitates the pile and may be more effective in bringing dirt to the surface for easy removal, but it can be hard on the carpet. The beater should be adjusted so that it barely touches the tops of the carpet fibers. Wipe up spills and clean up stains immediately. For best results, blot or dab any spill or stain, avoid rubbing. Stain resistant carpet is not stain proof. Do not use cleaners that have not been tested for the type of carpet in your home.

We generally recommend an overall professional cleaning of your carpet after 18 months in your home and once a year after that. While do-it-yourself shampoo devices are inexpensive, the supplies, equipment, and experience that a professional carpet cleaner brings to the job will prolong the life of your carpet.

After installation, loose fibers will work their way to the surface for quite some time. This is known as fluffing or shedding. Your routine cleaning should include vacuuming up these fibers. If a tuft of carpet

appears that 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 trimmed to the height of the surrounding pile.

Visible carpet seams are to be expected and are not an indication of a flaw in the carpet. Most rolls of carpet are produced in 12-foot widths and most of your rooms will therefore have at least one seam. All seams are placed to make the most efficient use of carpet yardage. Placement is up to the discretion of the installer and may differ from that shown in the models. Seams are most visible in a new home before it has been furnished and occupied. They are not considered a defect unless improperly installed. Variations in dye lots are acceptable if they adjoin doorways or occur on stairways.

Limited Warranty

D.R. Horton warrants the workmanship of carpet installation for a period of one year from the date of closing. Manufacturers may provide product warranties in relation to wear, durability, and stain protection.

Caulking

Homeowner Use & Maintenance Guidelines

Caulking is applied in various areas of the home, both interior and exterior. Caulking is primarily used to keep moisture out and create a weather resistant moisture barrier at corners or material transitions. Caulking will be applied as necessary by D.R. Horton and will be done in a consistent manner; however, the application bead may vary. During the first few years, caulking will shrink and dry. When this happens it no longer provides a good seal against moisture. As part of your routine maintenance, inspect caulking around your sink tops, tubs, windows, and ceramic tiles and repair as needed. Caulking compounds and dispenser guns are available at hardware stores. Read the manufacturer's instructions carefully to be certain that you selected an appropriate compound for the intended purpose.

Limited Warranty

During the orientation we confirm that appropriate areas are adequately caulked. Caulking, both interior and exterior, is a part of routine maintenance and not covered under the Limited Warranty.

Ceramic & Porcelain Tile

Homeowner Use & Maintenance Guidelines

Ceramic tile is durable, easy to maintain, and comes in a variety of colors and designs. The tiles are produced in dye lots that have the same color and texture. Because dye lots vary, replacement is rarely an exact match. We urge you to take special care to avoid breaking or damaging your tile.

Despite its durability, ceramic tile can be broken and scratched. Always use a cutting board or other surface to protect ceramic tile on your countertops when you are working in the kitchen. To avoid staining your tile, wipe up spills promptly with warm soapy water. A tile cleaner can be used to keep your tile bright and shiny. Routine scrubbing of the grout with warm, soapy water will keep it fresh and clean. Avoid using strong cleaners as they can stain the grout. D.R. Horton does not use a grout sealer. If

you choose to apply grout sealer yourself, any later repairs will not be re-sealed. D.R. Horton does not recommend that you seal all grout.

Slight separations or shrinkage in the grout between tiles and around counter tops can be expected. This is caused by normal drying of the grout and shrinkage of the wood members as they dry out. When cracks appear, fill them using a appropriate grout for the particular tile, which can be purchased at hardware stores and home stores. Follow the directions on the packaging. This maintenance is important to protect the underlying surface from water damage.

Limited Warranty

D.R. Horton will correct cracks in grout joints that exceed 1/8-inch width, one time only during the warranty period. Routine maintenance of grout is the homeowner's responsibility.

Concrete Flatwork

Homeowner Use & Maintenance Guidelines

Due to weather and soil conditions in Colorado and the nature of the material itself, concrete slabs **cannot** be designed to resist cracking or vertical heaving nor to prevent shrinking and expansion. Soil movement can result in displacement of the slab and hairline cracks on the surface, which do not affect the strength, performance or purpose of the concrete. Each homebuyer is given a copy of A Guide to Swelling Soil for Colorado Homebuyers and Homeowners (the "Guide") at the time that they enter into a purchase agreement for their new home. The Guide, which is published by the Colorado Geological Survey as Special Publication 43 (revised, 2014), explains the homeowner's shared responsibility for reducing swelling soil damage including landscaping and maintenance practices (some of which are described below). The Guide explains that risks from swelling soil cannot be eliminated but they can be reduced. The Guide goes on to say that homeowners in Colorado should accept the fact that exterior flatwork, including driveways, sidewalks, patios and porches, is likely to undergo some heaving and cracking in areas of swelling soil and that some cracking will occur in virtually all new concrete slabs and walls due to curing and temperature and humidity changes. Exterior flatwork may also react seasonally – rising as soils become wet during late winter and spring - and sinking as the soils dry out later in the year. Small cracks, which are the result of contraction and expansion of the soil are characteristic of concrete and do not affect its performance or durability.

Because replacement or repair of concrete flatwork, including walkways, driveways, garage and basement floors, can be costly, it is important to minimize potential damage by maintaining good drainage, keeping your concrete clean and dry and using the surfaces as they are intended to be used. Do not allow road salts, dirt, debris, oil or grease to accumulate on your concrete. Ice melting products and salts will cause scaling of the surface. We recommend regular sweeping and prompt snow and ice removal. Scaling of and defects in exterior concrete are common in Colorado and are not covered under the homeowner's warranty.

Driveways should be rinsed off as soon as possible to eliminate any seepage of ice melt products that have been used by the municipality to keep the streets clear.

Do not run water on or allow water to pond near the foundation, patios, garage floor, walks or driveways. Water seeping into the soil can increase soil movement which may result in fractures to the concrete as

well as movement within the home. In summer months, washing exterior concrete slabs with cold water from an outside faucet when temperatures are high can damage the surface bond of the concrete.

Do not permit large trucks, delivery vans, dumpsters or heavy equipment to stand on your driveway.

We install joints in the concrete flatwork to allow for and to help control expansion. During the summer, moisture may infiltrate the concrete along the edges or through surface cracks. In winter, frost can lift the concrete and increase cracking of the flatwork. Cracks should be sealed as soon as possible using a quality exterior acrylic caulking compound or equivalent products manufactured for this purpose and available at your local hardware or home improvement center.

Limited Warranty

The Limited Warranty does not cover concrete flatwork against discoloration, chemical staining, or shadowing when wet, hairline cracking, pitting, scaling, spalling, delamination, finish texture, or vertical heaving.

Countertops

Homeowner Use & Maintenance Guidelines

The countertops in your home may be constructed of granite, quartz, glazed ceramic tile, porcelain tile, plastic laminate, or Corian. After you have moved into your home the care of your countertops is yours alone.

We offer the following suggestions to help you maintain the beauty and functionality of your countertops:

- Use a cutting board to protect your countertops when you prepare food. While minor scratches that result from cutting or chopping may not be noticeable at first, in time they will dull and mar the luster of the finish.
- Wipe up spills immediately. Some liquids, particularly hot ones, cause stains on ceramic tile, grout, and plastic laminate. In time, the stains may darken and become unsightly.
- Avoid sliding paper bags across the surface as it can cause light scratching.
- Do not place grocery items with the ink labels, such as meat and produce, directly on your counter tops. The ink stains many surfaces easily and is difficult to remove.
- Avoid dropping pots, pans, and kitchen tools on your countertops. They can break or chip the surface.
- Do not place hot pots and pans on your countertops without a heat protector pad. Some countertop finishes will show burns or discoloration from heat.
- Countertops can be damaged by sitting on them. Excessive weight can cause warping or may cause the top to pull away from the wall.
- Coffee makers should be placed on heat protector pads or cutting board to avoid discoloring the countertop.
- Do not drain your dishes on the countertop. Standing water can seep into the seams in the countertop causing laminates to warp and blister and seams to buckle and become uneven.

- Maintain a good seal in the caulking between the countertop and wall, along the joint at the backsplash, and around the sink to prevent moisture from reaching the wood under the laminates and to prevent warping. Seal seams in the surface as needed.

Limited Warranty

Repair and maintenance of countertops is one of your home maintenance responsibilities. Any damage to surfaces must be noted at your orientation walk through.

Crawl Space

Homeowner Use & Maintenance Guidelines

The crawl space is not intended as a storage area. You may notice slight dampness in the crawl space, but there should not be standing water or water on top of the vapor barrier. To help keep water away from the foundation and from entering the crawl space, landscaping must be installed in such a way that drainage patterns are preserved and the slope away from the foundation is maintained.

Decks

Homeowner Use & Maintenance Guidelines

Your new home may feature an untreated wood deck. Wood decks add to the style and function of your new home and require a certain amount of routine maintenance so that they will remain functional and attractive.

Redwood decks are more resistant to changing weather conditions than traditional lumber, but are subject to discoloration, shrinkage, cracking, and splitting over time. Treat your deck with a wood preservative or protective agent after you move into your home, and at least once a year thereafter. Do not allow heavy snow or ice to remain on the deck for prolonged periods of time. Use caution in shoveling the surface, to avoid scratching the deck boards. Nails or screws may work loose and need to be reinserted. Your regular and careful attention to deck maintenance will preserve an attractive appearance and help avoid any costly repairs.

Consult the Declaration of Covenants, Conditions and Restrictions for your community or your Homeowner's Association before making structural or cosmetic changes to your deck.

Limited Warranty

Maintenance of wood decks is a homeowner responsibility. D.R. Horton warrants parts and workmanship of decks for one year from the date of closing. The Limited Warranty does not cover defects that occur due to acts or circumstances beyond our control. This includes fading, cracking, and warping conditions.

Composite decking materials may be warrantied by the manufacturer beyond the 1-year Limited Warranty period. Attachment of patios, balconies and decks, added after the home is occupied, are not warrantable and may void other component warranties. Dowels or pinning of structures into the original foundation may void your 10-year Structural Warranty coverage.

Doors & Locks

Homeowner Use & Maintenance Guidelines

Many of the doors and door frames in your new home are made of painted or lacquered wood products, vinyl, fiberglass, or steel materials. All doors and door frames in your new home may expand and contract with changes in temperature and humidity that can result in warping and misalignment. Allow your home to go through at least one cycle of seasons before you make changes.

Small cracks may appear during dry seasonal changes and may clear up during more humid months. If the small cracks do not disappear over time, they can easily be filled with wood putty, caulking compound, or filler.

Sticking doors can usually be corrected by carefully sanding small areas and in most cases it will not be necessary to take the door off its hinges. After sanding, promptly cover the exposed area with touch up paint or lacquer.

The hinges and locks on your doors may require lubrication from time-to-time to take care of squeaks and for proper maintenance. You will likely see dusting (black dust) around the hinges from time-to-time. Simply wipe the area clean as part of your routine cleaning. Remove the hinge pin and properly lubricate with and oil free silicone based lubricant.

Slamming can damage doors and jambs and can cause cracking in walls. Doors can also be damaged when children hang on the doorknob. The hardware becomes loose and the door may sag.

Interior Doors

Remove finger smudges from painted or lacquered interior doors by washing them with warm water and a soft cloth sponge. Be sure to dry the surface thoroughly with a soft cloth or towel. Check your interior doors frequently and use touch up paint or lacquer when necessary.

If your closets feature sliding doors, keep the tracks clean and keep clothes and other items away from the doors and tracks so they do not obstruct operation. The roller and tracks should be sprayed periodically with an oil fee silicone based lubricant. These simple steps will keep your interior doors beautiful and in top condition.

Exterior Doors

To ensure a longer life span for your exterior doors, check the finish several times a year. Doors that receive direct sunlight should be inspected more often. Caulk the trim and use touch up paint as needed. If you notice that the finish is beginning to crack or peel, refinish the door promptly. If neglected the peeling and cracking will progress rapidly and destroy the surface of the door. Water can severely damage door surfaces, so make certain that your sprinklers do not spray on your doors.

Inspect the weather stripping on your exterior doors often. Weather stripping should form a reasonably tight seal. Contraction of wood doors can leave a small gap in the weather stripping, which is normal and should close up when the humidity increases. Re-glue or replace rubber and synthetic rubber stripping that has become loose. Use an appropriate commercial weather stripping cement or glue.

Some exterior doors may have an adjustable threshold. These thresholds can be easily adjusted with a screwdriver and should be checked periodically for need of adjustment.

Exterior doors and frames are resistant to moisture penetration, but may not be waterproof in a driving rain or wind driven rain conditions. Some exterior doors may perform better with storm door installations. If this condition exists it is the homeowner's responsibility to install a storm door.

Limited Warranty

D.R. Horton warrants interior and exterior doors to be free from substantial defects and to operate properly for their intended purpose for a period of one year. Warping of interior doors which exceed ¼ inch measured vertically, horizontally or diagonally will be corrected. If a gap under an exterior door exceeds 1 ½ inches between the bottom of a passage door and the finished floor or 2 inches between the bottom of a closet door and a finished door, D.R. Horton will make a correction.

Electrical System

Homeowner Use and Maintenance Guidelines

The electrical system in your new home was designed and installed by professionals to comply with all applicable building codes and standards. 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.

We highly recommend that you consult a licensed electrician before making changes or additions to your electrical system. Please note that a permit may be required.

During your homeowner orientation a D.R. Horton representative will point out the location of the circuit breaker panel. There will be one master circuit breaker and several individual circuit breakers in the panel (there may be multiple distribution panels also). Circuit breakers can trip under excessive electrical load, when there is a worn cord, defective appliance, or during the operating of an appliance with too high a voltage requirement for the circuit. To reset tripped breakers, move the breaker switch to the OFF position and back again to the ON position.

If the power is lost in one area of your home and available in others, it is likely that and individual circuit breaker has tripped. Follow these steps:

- Unplug or turn off any appliances in the area that are without power prior to resetting the circuit breaker.
- Check the appropriate circuit breaker and reset it if necessary.
- If the circuit breaker fails repeatedly you may have a short circuit in one of your appliances or a short circuit in the electrical system in your home. Do not attempt further repair. If under warranty, please submit a warranty request. If not under warranty, contact a licensed electrician to perform the repairs.
- If electrical power is lost throughout your home, check the master circuit breaker. If the master circuit breaker has tripped, reset it. If the master circuit breaker trips repeatedly, refer the problem to a licensed electrician or D.R. Horton Customer Service Representative if your home is with the 1-year Limited Warranty Period.

- If the master circuit breaker has not tripped take a look around your neighborhood. If you notice a power outage in your area, call your utility provider to report the problem.

Arc Fault Circuit Interrupter

The Arc Fault Circuit Interrupter (AFCI) provides enhanced protection from fires resulting from early arcing or sparking conditions that may occur in house electrical applications and/or appliance installations.

AFCIs should not be confused with the Ground Fault Circuit Interrupters (GFCIs). The GFCI devices are designed to provide protection from the consequences of electric shock.

While both AFCI's and GFCIs are important safety devices, they have different functions. AFCIs are intended to address fire hazards; GFCIs address shock hazards.

Ground Fault Circuit Interrupt Devices (GFCI or GFI)

During your Homeowner Orientation Walkthrough, a D.R. Horton Representative will point out the location of ground fault circuit interrupt devices (GFCI outlets). These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit to prevent dangerous electrical shock. GFCI outlets are primarily located in wet areas such as bathrooms, kitchens, garages, laundry rooms, basements, and exterior locations. If a short circuit, surge, or ground fault occurs, the GFCI outlet will open the circuit and must be reset manually according to the manufacturer's instructions. One outlet on a GFCI circuit will have a reset button. Often a single GFCI outlet will control multiple outlets, sometimes in other rooms. If you are experiencing a loss of power in any wet areas, i.e. laundry, baths, garage, basement, or kitchen, check all GFCI outlets and reset as necessary.

Do not plug appliances such as power tools, air conditioners, freezers, or refrigerators into GFCI outlets. The electrical surge that occurs when these appliances cycle will trip the GFCI outlets and break the circuit. Homeowners are solely responsible for damages food losses due to appliances being plugged into GFCI outlets.

Outlets & Switches

Electrical outlets have been placed at appropriate locations in each room in your home as set forth in the plans. Do not exceed the capacity for which the outlet was designed. Devices which increase the capacity of electrical outlets, such as extra plugs and extension cords can create a fire hazard. If an electrical outlet does not have power, there are two possible explanations:

- The outlet is controlled by a wall switch, and the switch is turned off. Plug an appliance into the outlet and turn on nearby wall switches to see if the problem is corrected.
- Check the circuit breaker. If the circuit breaker has tripped, reset it and try the outlet again. If the circuit breaker trips repeatedly, call a licensed electrician or submit a warranty request to D.R. Horton if this occurs during the Limited Warranty period.

Caution: Small children can be injured by poking objects into wall outlets. You can prevent this by installing child proof devices on all electrical outlets. These devices are available at grocery, drug, and hardware stores.

Smoke Detectors

The installation and location of the smoke detector(s) are designed to meet the requirements of local and state building safety codes. Occasional vacuuming of the smoke detector(s) will prevent dust collection on the sensors of the unit. Excessive dust and wind can cause false alarms and the batteries will also need to be changed from time-to-time. Low batteries will cause the unit(s) to chirp until the batteries are replaced. After the battery has been replaced, you may need to press the reset button on the detector for at least 30 seconds.

Carbon Monoxide Detectors

These devices monitor the air in your home for the presence of carbon monoxide and go into alarm when the conditions may be considered harmful to the occupants of the home. They should be tested and maintained regularly to insure proper operation.

Limited Warranty

During the one year Limited Warranty period, D.R. Horton will correct the problem if a circuit breaker trips frequently under normal use. If outlets, switches or fixtures malfunction, the problem will be corrected if caused by defective workmanship, materials, or installation. If wiring fails to carry the specified load D.R. Horton will correct the problem if the failure is due to improper installation or materials during the two year Limited warranty period. Modifications to your electrical system may void your Limited Warranty.

The Limited Warranty does not cover light bulbs, batteries or damage due to homeowner neglect, modification or appliances (including smoke detectors) covered by separate manufacturers' warranties. Damage to the electrical systems due to lightning or power surges, are not covered under the Limited Warranty.

Exterior Finishes

Homeowner Use & Maintenance Guidelines

The primary exterior finishes on your new home are wood, brick, stone, stucco, cement-based siding and hardboard siding. These finishes were chosen for their beauty and durability in this climate. Because these materials are exposed to frequently changing weather conditions, they require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every three months.

Brick/Stone

Brick/stone is one of the most durable and lowest maintenance exterior home finishes. Brick veneer and stonework are non-structural elements of the home. Due to moisture and frequently changing weather conditions, cracking of the mortar joints can occur. Firing cracks and shrinkage cracks in bricks and manufactured stone are also common and not considered a defect.

Efflorescence is the white, powdery substance that can sometimes form on brick surfaces. This is a natural phenomenon and cannot be prevented. In some cases, it can be removed with a stiff brush and vinegar. This is considered normal homeowner maintenance. After several years, brick may require tuck-pointing (repairing the mortar between the bricks). You may notice small holes in the mortar along the

lower rows of bricks. These holes allow moisture that has accumulated behind the brick to escape. Do not fill these weep holes or permit landscaping materials to cover them.

Siding

Siding expands and contracts as humidity and temperature changes. We recommend that you check it periodically for any butt joints larger than 1/8 inch. If you find any joints larger than 1/8 inch, fill the crack with an approved caulking compound or sealant. Nails are used to attach siding. Nails may be set below the surface of siding leaving a small exposed hole. If the holes exceed more than 1/8 inch in depth they should be filled with a proper filler or caulking.

Stucco

Stucco is a cement product that is subject to expansion and contraction with changing environmental conditions. Minor hairline cracks, spider cracks, and cracks under 1/8 inch can develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way.

The white powdery substance that sometimes forms on stucco surfaces is also called efflorescence.

Avoid spraying water from irrigation or watering systems on stucco surfaces. Check the spray from your sprinkler systems frequently to make certain that water is not spraying on stucco surfaces. Keep soil a minimum of six inches below the bottom of the stucco finish. Do not pour concrete, construct masonry or brick walls, or place soil on the stucco finish.

Limited Warranty

One time during the warranty period we will repair masonry cracks that exceed 1/4 inch in width. Stucco cracks that exceed 1/8 inch width and separations in siding that exceed 3/8 inch in width. Some cracking is common in stucco, masonry, and mortar joints. Minor cracks, imperfections, and variations in color, size, and shape of brick and stone are normal.

Fencing

Homeowner Use & Maintenance Guidelines

Fencing provided by D.R. Horton carries no additional warranty beyond installation. Depending on the community in which your home may be located, fencing may be included with your home, it may be an optional item, or it may be an item you consider adding after you move in. Please note that the fencing height around your home may vary from that of the models and from homes with different grade elevations.

When adding fencing to your property, we recommend that you use a professional fencing contractor. It is your responsibility to locate the property lines and have your fencing installed in the appropriate location and in conformance with local building codes, zoning, and the provisions of the Declarations of Covenants, Conditions, and Restrictions for your community. When installing and maintaining your fencing, you must insure that you allow existing drainage patterns to function unimpeded. Make certain that any soil removed to set fence posts is distributed in such a way that drainage swales are maintained and that sufficient space remains under the bottom of the fence for water to pass through.

Do not allow sprinklers to spray on fencing. Check regularly to confirm that water does not stand around fence posts, and make corrects to drainage as needed.

Limited Warranty

Fencing is not covered under your builder's warranty.

Fireplaces

Homeowner Use & Maintenance Guidelines

The fireplace(s) in your home are designed to add beauty and style. The fireplace(s) are not designed nor intended to heat the home. Read and follow all directions of the manufacturer before using.

- Never leave the fireplace operating unattended. It is not designed for prolonged operation or use for heating the home.
- If you notice any gas smell, shut the switch off immediately, shut the gas valve off and report it to the gas utility provider or D.R. Horton Customer Care. If the gas smell does not stop after you turn off the switch and shut the valve, leave your home and call your local gas utility company immediately.
- Never burn any combustible materials or use chemical flame enhancers in your gas fireplace.
- Do not leave children unattended in the same room with an operating fireplace. The safety glass, doors, and/or screens may become extremely hot and can cause serious burns to a child's hand.

A slight delay between turning on and flame ignition is normal. The flames should ignite gently and quietly.

See the fireplace manufacturer's recommendations for proper cleaning and maintenance. White residue may collect on the inside of your gas fireplace enclosure as a result of the natural gas combustion. This is common and can be cleaned using products specific to removing natural gas residue from glass.

Limited Warranty

D.R. Horton warrants against manufacturer and workmanship related defects for a 1-year period from your close of escrow date.

Floor Systems

Homeowner Use & Maintenance Guidelines

Most flooring systems are made up of engineered I-joists and oriented strand board to employ the latest technology in the industry. Floor squeaks and loose subfloor boards are often temporary conditions common to new home construction. As your new home settles and seasonal moisture levels change, floor squeaks may stop on their own.

All floors deflect (bend) when walked on. This will be more noticeable next to hutches, book cases, and heavy furniture, especially when the furniture runs parallel with the floor joists. This is considered normal and not a defect.

Limited Warranty

The Limited Warranty covers flooring materials installed by D.R. Horton for a period of one year from your close of escrow date. A squeak proof floor cannot be guaranteed. Lumber shrinkage as well as variations in temperature and humidity can cause squeaks. D.R. Horton will attempt to eliminate floor squeaks if they are caused by a defective joist or improperly installed sub floor, on a one-time basis, and only during the first year. We recommend that you wait until the eleventh month after closing before submitting your request for service. High and low areas in the floor will be corrected if the differential exceeds 1/4 inch within a 32 inch measurement.

Garage Overhead Door

Homeowner Use & Maintenance Guidelines

The overhead garage door requires periodic maintenance for reliable operation. Garage overhead doors are not airtight. Some light will be visible around the edges and across the top of the door. Weather conditions may result in some precipitation and dust entering around the door.

Every 3-6 months, apply a lubricant such as silicone spray to all moving parts: track, rollers, hinges, pulleys, locks, and springs. Use lubricant sparingly, as over lubricating can result in drips on vehicles and the concrete floor. Check to make sure that all hardware is tight, and operating as intended without binding or scraping.

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

Follow the manufacturer's instructions for safe and reliable operation. Do not allow anyone near the door, except the handle. Do not allow children to play with or around the door. Any needed adjustments should be made by a qualified specialist.

Limited Warranty

The garage door should operate smoothly and with reasonable ease. D.R. Horton warrants the garage overhead door to be free from workmanship related defects for a period of one-year.

Grading & Drainage

Homeowner Use & Maintenance Guidelines

The grading plan for your home site has been carefully engineered and graded to standards that have been established by local jurisdictional agencies to ensure proper drainage. (NOTE: neighboring lots may drain into your lot and vice-versa per the drainage plan). Grades are established to direct surface water away from your foundation. The grading plan for your home is part of an overall drainage plan for the entire subdivision. The final grade of your lot may vary from that of the model homes and from that of other homes in the subdivision. It is the homeowner's responsibility to maintain the established and certified grades when installing or modifying landscape features. Landscape grade and drainage plans

will work well for normal rain and snow melt. Extreme snow or heavy rainfalls may cause damage and displacement to landscaping materials.

Surface water from your property may be designed to flow through swales and sheet drain over the sidewalks to the street's curb and gutter system. This is a common design and is an accepted practice in most residential jurisdictions. Excessive surface drainage from landscape sprinklers or water features can cause swales to become saturated and sidewalks to become green and mossy where water flows. It is the homeowner's responsibility to address moisture concerns from their property or adjacent properties. D.R. Horton is not responsible for the surface water conditions that homeowners and adjacent property owners have created.

Landscaping can alter the grading of the lot. We suggest you consult with a professional landscape contractor when you are landscaping. Provide ample room for growth between plants and your home. The ground next to your home should always slope away from the foundation to prevent standing water; and nothing should be planted within five feet of the foundation so that water does not collect near the house. If your project involves adding soil to your lot, be especially careful not to change the drainage patterns. Before you begin a landscaping project, check with the homeowner's association, local building officials and review the Declaration of Covenants, Conditions, and Restrictions to make certain that your plans meet all requirements.

It is not unusual for water run-off from uphill to drain onto downhill lots, eventually arriving at a discharge point. It is your responsibility to protect your landscaping improvements from damage caused by drainage on the property prior to landscaping and in the process of landscaping. D.R. Horton is not responsible for damage to your property or improvements that may be caused by drainage from uphill or adjacent lots.

Limited Warranty

If settlement does not result in grades of less than 6 inches of fall within the first 5 feet, it is the owner's responsibility to fill the affected areas.

Water which stands in the swale for more than 24 hours or more than 48 hours after watering or a storm event will be corrected within the first year.

Modifications made by you or your landscaper to the original Certified Grade may void all grading and drainage or landscape warranties and may affect your 10-year Limited Structural Warranty. D.R. Horton does not warrant against damages to grades or landscaping installed when extreme storm or weather conditions cause the damage.

Flooring

Homeowner Care & Maintenance Guidelines

Hardwood Flooring

The hardwood flooring in your home is made from natural materials which will vary in color and appearance. Do not expect a monotone floor, a tabletop furniture finish, or a dust free finish. D.R. Horton will correct installation defects or defect in the finish noted at the time of your new home walkthrough. The homeowner is responsible for all routine maintenance of hardwood floors.

In caring for your hardwood floors, we recommend that you use a dust mop or soft bristle broom daily to keep the dust and grit off the floor. When a more thorough cleaning is necessary, use only cleaners that have been recommended by the manufacturer of your flooring. Avoid all wax-based products. Do not saturate the floor or allow water or other liquids to stand on the surface. Never use self-polishing treatments, soaps or detergents, or oils. Wipe up all spills immediately to prevent damaging the wood. Avoid wearing high heeled shoes as they may cause dimples or indentations in the wood. Felt protector pads should be applied to the bottoms of legs of tables and chairs to allow the furniture to move easily over the floor and to help prevent scuffing.

Hardwood boards are installed tightly together; however, wood floors are subject to swelling and shrinkage, resulting from seasonal variations in the humidity levels of the home. Cracking along the joints may appear and is considered normal.

Pre-finished Hardwood and Hardwood Veneer Flooring

Pre-finished hardwood is constructed from natural wood or composites that form a thin layer on the surface called a veneer. Please refer to the manufacturer for care and maintenance instructions.

Laminate Flooring

Laminate flooring is a man-made product designed to imitate hardwood flooring. It installed in strips on a “floating floor system.” Because of this floating system your floor could have a softer feel or have some “bounce,” or sound somewhat hollow when walked on, which is considered normal.

Vinyl Flooring

Modern, resilient flooring is durable and easy to maintain. Clean vinyl flooring with a solution of warm water and no-rinse flooring cleaner and avoid all wax based products. Wipe up spills immediately to avoid staining and use a sponge or soft cloth to dry the floor. Do not use abrasive cleaners or bleach. Abrasives will dull the finish and cause permanent damage. Bleach can etch and destroy the surface of the flooring. Because of its relative soft texture, vinyl flooring can be damaged by the weight of heavy appliances, by dropping or moving heavy objects across the surface and by rough use. To prolong the life and appearance of your vinyl floors, avoid wearing high heeled shoes which can cause permanent dents and gouges. Use felt protector pads on the bottoms of the legs of tables and chairs to prevent gouging and scratching. Avoid using rubber-backed rugs on vinyl flooring, as the rubber can cause discoloration of the floor.

Limited Warranty

The D.R. Horton one-year limited warranty covers only those materials that were provided and installed by D.R. Horton.

Please inspect your flooring carefully during your Homeowner Orientation. Any damage or defects in your flooring needs to be noted at the time of your orientation. Damage that has not been noted during the homeowner orientation will not be covered under the Limited Warranty. D.R. Horton warrants workmanship and materials for a period of one year from the close of escrow date.

Hardwood is a natural product, which varies in color and appearance. Separations between boards is normal, especially during the heating season, therefore the separations will not be filled unless they exceed 1/16th inch.

Heating & Air Conditioning

Homeowner Care & Maintenance Guidelines

Your new home is equipped with a high quality heating system and may have an optional air conditioning system. These systems comply with local and state energy codes. With proper care the systems will provide many years of efficient dependable service. Please read the instruction manuals and become familiar with the systems before you use them. If you have air conditioning, the system is combined with your heating system. Therefore, it is important to follow maintenance instructions for both systems to care for each of them properly. Heating and air conditioning systems will require minor, homeowner adjusted, air-balancing to be performed on a seasonal basis. Adjustable floor registers are provided for this purpose.

Temperatures in your home may vary from room to room due to such features as the floor plan, orientation of the home on the lot, type and use of window coverings, location of vents, and traffic through the home. On extremely cold days a four degree difference between actual inside temperature and the thermostat setting is acceptable. On excessively hot days where the outside temperature exceeds 95 degrees Fahrenheit, a difference of more than 17 degrees lower than outside temperatures will be difficult to maintain. If you find these differentials uncomfortable, most thermostats provide a "fan only" setting that will provide consistent air flow, but do not affect the furnace or air conditioning operation. Use of consistent airflow can minimize room-to-room temperature differentials when rooms are affected by varying exposures. Running the fan consistently will increase your energy usage. Adjustable vents provide the ability to damper down airflow in certain areas to provide more airflow to longer ductwork runs.

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

- Replace air filters once a month. Clean filters will maximize the air flow and can significantly reduce operating costs and will prolong the life of your system.
- Use of high efficiency filtration, pleated, HEPA, or allergen filters will reduce the air flow of the fan dramatically. This will result in higher energy costs and reduced air flow and temperature control performance.
- Prior to peak operating seasons, you should contact an HVAC service company to notify them of any heating or cooling concerns before seasonal service demands are the greatest. We recommend an inspection by a heating and air conditioning professional every year.
- Keep all vents and registers free of dust, cobwebs, and debris. Do not cover or obstruct vents.
- Adjustable vents allow you to damper down air flow in certain areas to provide more airflow to longer ductwork runs.
- Keep the thermostat at a moderate temperature while you are gone during the day.
- Keep exterior doors and windows closed when operating your air conditioning and heating systems. Warm outside air disrupts the system and makes efficient cooling impossible.

- Large window areas may be subject to large heat gains or losses due to the night and daytime exposures of the homes. It is the homeowner's responsibility to address these window loss or gain areas and to provide appropriate coverings or blinds to manage their own levels of comfort.

Limited Warranty

Lack of air conditioning service is not an emergency. Air conditioning contractors in our region respond to air conditioning service requests during normal business hours.

The warranty on your heating and air conditioning systems is provided by the installer and manufacturer. If you have questions or requests for warranty service, you may direct them to D.R. Horton during the Limited Warranty period. The air conditioning system should maintain a temperature of 78 degrees or a differential of 17 degrees from the outside temperature on days where the outside temperature exceeds 95 degrees Fahrenheit. The heating system should maintain no more than a 4 degree difference between actual inside temperature and thermostat setting. The temperature shall be measured at a point 5 ft. above the center of the floor in the affected area. If your home is completed during the winter months your air conditioning may need to be charged in the spring. The mechanical contractor will not add coolant to the air conditioning unit until the outside temperature is 70 degrees Fahrenheit or higher.

Insulation

Homeowner Care & Maintenance Guidelines

Insulation is installed throughout the exterior of your home on exposed walls and ceilings to maintain comfortable temperatures year round inside the home.

Limited Warranty

Installation of insulation is covered for a period of one year. Please note that normal settling of blown-in insulation may occur. Normal settlement of blown insulation is not a warrantable condition.

Interior Walls & Drywall

Homeowner Care & Maintenance Guidelines

The walls in your new home are constructed of wood and other materials which expand and contract under normal environmental conditions. Molding and trim can shrink and warp in some cases.

Visible hairline cracks where drywall meets other materials, and cracks or seam lines due to expansion and contraction of the structure are normal and will be repaired one time during the first year of occupancy.

Limited Warranty

D.R. Horton warrants the interior drywall for a period of one year. One time during the first year after closing D.R. Horton will repair drywall cracks that exceed 1/8th inch in width. Nail pops that have broken the finished surface will only be repaired one time only during the first year after closing. Drywall irregularities shall be determined when viewed without magnification or illumination at a distance of

five feet or more under natural lighting conditions and from a normal viewing position. Drywall irregularities only noticed under certain lighting conditions are not covered under the Limited Warranty.

Irrigation Systems

Homeowner Care & Maintenance Guidelines

These systems are designed for optimal watering convenience. Coverage should be monitored and homeowner adjustments will likely be necessary. Automatic timers permit you to water at optimum times whether you are at home, away, awake, or asleep. The amount of water provided to each zone can be accurately and consistently controlled with a timed system. You are responsible for routine maintenance and winterizing of the system to prevent freezing.

Sprinkler clocks and automated watering devices have specific manufacturer warranties as well as customer service support for setting, programming, and adjusting. Contact the manufacturer or support center first for operational questions.

Winterization

Cold weather will cause harmful effects to irrigation systems not drained or winterized properly. These instructions are generalized for having an overall perspective of the winterization process. Contact a professional landscape contractor for specific instructions on how to winterize your system.

During the winter months when your sprinkler system is turned off and drained, we recommend you hand water the lawn a minimum of once every three weeks.

Backflow prevention assemblies must be drained for the winter in areas where freezing temperatures may occur. If water inside the assembly freezes, damage to the assembly and system may occur.

The maintenance and care of this system, including draining the system before the first freeze is the responsibility of the homeowner. Contact a professional landscape contractor to understand all winterization options for your specific system.

In the event that any form of freeze damage occurs D.R. Horton is not responsible for the damages caused by water freezing and expanding in the sprinkler lines or valve components.

Limited Warranty

The irrigation system is warrantied for the first year of occupancy from the original close of escrow date. Modifications made to the manifold and piping system may void certain components of the original installation. Freeze damage is not covered under the one-year limited warranty.

Landscaping

Homeowner Care & Maintenance Guidelines

New Sod Care

Immediately after the sod has been installed, begin watering by giving the sod a thorough soaking. Continue watering twice a day for the first 7 – 14 days using an amount of water that will keep the soil

under your new sod moist to a depth of about 2 -3 inches. Once your sod has knitted (established) into the soil, water thoroughly every third day to help stimulate deep root growth. You can check to see if the sod has knitted into the soil by tugging gently at one corner, if you can feel resistance it is established. Do not mow, fertilize, or apply any herbicides until the sod has established.

Mowing may be started as soon as the sod is firmly knitted into the soil. The first few times you mow your lawn it should be mowed in the direction diagonal to the way the sod was laid. Never cut off more than a 1/3 of the grass height. Mowing too short exposes the normally shaded lower stems to sunlight and may cause them to burn and turn brown. For best results mow your lawn when your grass is dry.

Monitor your lawn continuously. If it becomes wilted, dry, or discolored increase the watering time accordingly. If water is standing or forming puddles, decrease watering times.

Watering

The proper amount and length of watering varies with the type of soil you have, the location of the sod, the degree of sun exposure, and the weather conditions. There are many types of soils; however, the most common in Colorado are soils that contain a significant amount of sand or clay. Optimum water penetration into the soil is approximately 6 inches. Proper water is essential to maintain a healthy, vigorous lawn. Below are general watering guidelines.

- For an established lawn water every third day, applying approximately 1-1 ½ inches of water total.
- Your lawn will require more water during hot and windy weather. It will also require more water where tree roots are near the surface.
- Your lawn will require less water during cloudy, rainy, and cool weather.

Fertilizing & Additional Maintenance

To maintain a healthy lawn apply fertilizer approximately every five weeks from May 1st to September 30th. Immediately after you have fertilized your lawn water it thoroughly to avoid burning the lawn. Do not use high nitrogen fertilizer during hot weather as it may burn the lawn. Fertilizers containing nitrogen, sodium phosphate, and potash are generally effective with Colorado's climate and soil types, when used appropriately.

Aerating your lawn in late spring and early fall will improve water penetration and lawn performance.

Winter Watering

Your lawn, trees, and shrubs need to be watered during the winter when your sprinkler system has been turned off and drained down. Winter watering is very important to the Denver area due to the very low humidity and dry cold winds. These two factors have the most impact and on the survival rate of your plants. It is essential to manually water newly planted trees and bushes at least once a month throughout the winter. During a dry winter, you should pour about 1 to 2 gallons of warm water around the trunk of each tree and bush.

Limited Warranty

D.R Horton does not guarantee the continued health, growth or life of any landscape components after closing. Survival of landscaping components (trees, bushes, plants, sod, seed, etc.) after closing it is the buyer's responsibility. No landscaping items will be replaced or repaired after closing unless noted in writing and agreed upon at the Orientation. Landscaping requires a continuous maintenance program which includes proper watering, fertilization, mowing, and weed control. Deficiencies other than those noted prior to closing will not be warrantied by D.R. Horton. Upon closing all maintenance is the responsibility of the homeowner. The homeowner is responsible for any damage due to neglect or inadequate maintenance.

Moisture Damp Proofing on Foundations

Homeowner Care & Maintenance Guidelines

The exterior of your basement and foundation walls have been coated with water based (gray) damp proofing material. While every effort has been made to deter water from penetrating a foundation wall, seepage may occur during times of excessive moisture due to rain and snow melt. Some dampness may still occur in the upper crawl spaces or basement structural floor crawl spaces. Dampness may also occur around the perimeter of concrete basement floors. If this occurs please submit a warranty request to have the conditions evaluated.

Due to the potential for moisture occurring in crawlspaces and basements, homeowners should take precautions to protect storage of personal property and contents within these locations of the home.

Limited Warranty

Damage to homeowner personal property due to moisture seepage through foundation walls or flooding conditions is not covered under this warranty. Claims for moisture damage to personal property are the homeowner's responsibility to submit through their homeowner's insurance.

Mold Prevention

Homeowner Care & Maintenance Guidelines

Molds are simple, microscopic organisms that are necessary for the natural decomposition or organic material. Mold exists virtually everywhere indoors and outdoors, and spreads by means of microscopic spores that travel through the air. It may be found on plants, food, dry leaves, other organic matter, carpet, wallpaper, and building materials such as the following: drywall, wood, and insulation. It is common to find mold spores in the air of homes and growing on damp surfaces. Much of the mold found indoors comes from outdoor sources. Residential home construction cannot be designed to exclude mold spores; however, mold will not grow without moisture. By eliminating excess moisture through good housekeeping and home maintenance practices, homeowners can minimize mold growth.

Exposure to mold is not necessarily harmful, but certain strains of mold may cause adverse health effects in a small percentage of susceptible persons. D.R. Horton is not an expert in the study or remediation of mold.

The following are sources of indoor moisture that could create an environment for mold growth:

- Humidifiers
- Swamp coolers
- Water leaks
- Flooding
- Backed-up sewers
- Leaky roofs
- Damp basements or crawl spaces
- House plants
- Steam from cooking
- Shower/bath steam and leaks
- Wet clothes on indoor drying lines
- Clothes dryers vented indoors
- Combustion appliances not vented to the outdoors

You can reduce the likelihood of mold growth in your home by:

- Checking for signs of mold before bringing items into your home
- Cleaning your home regularly.
- Keep the humidity low in the home.
- Promptly clean up spills, condensation, and other sources of moisture
- Inspect for leaks on a regular basis.
- Prevent water intrusion into the home.

Whether the existence of some amount of mold is a problem or not is the subject of much debate. Mold is everywhere – indoors and outdoors. Because there are few if any standards for determining what quantity of mold is acceptable, and because the susceptibility of individuals varies so greatly, the simplest approach is to remove mold if you can see it.

Paint - Exterior

Homeowner Care & Maintenance Guidelines

All painted exterior surfaces on you home have been covered with exterior grade paint. These painted surfaces will lose their colorfastness due to exposure to weather conditions. Checks, cracks, knots, and peeling paint are not uncommon on exterior trim and may be caused by conditions other than the paint or its application.

Care of the exterior painted surfaces is a homeowner responsibility (unless otherwise covered by a Homeowner's Association). This includes damages resulting from the installation of satellite dishes, holiday, or other decorations.

Inspect exterior painted and caulked surfaces annually. Repaint/recaulk before excessive chipping or peeling of the original surface occurs. Depending on the exposure of each surface the paint on some areas may require attention sooner than others.

Limited Warranty

We will confirm that the exterior paint is in acceptable condition during your Homeowner Orientation. We will repair noticeable surface damage noted on the Orientation form.

We will repair any exterior paint that peels one time only during the Limited Warranty period. Only the specific board or affected area will be repaired. We cannot be responsible for an exact color match to the original repairs.

Paint – Interior

Homeowner Care & Maintenance Guidelines

The interior walls and ceilings of your home have been painted with interior grade paint. Painted interior walls are not "scrub-proof." These areas may be wiped down with a soft sponge and soapy water. Scrubbing harsh cleaners will remove paint.

When doing paint touch ups, use a small brush, applying paint only to the spot needing attention. Spackle may be used to cover any small defects prior to paint touch up. Paint touch ups will sometimes be visible.

Limited Warranty

We will confirm that interior pant is in acceptable condition during your Homeowner Orientation. We will repair noticeable surface irregularities on the Orientation form.

Surface irregularities shall be determined when viewed without illumination or magnification at a distance of five feet or more under natural lighting conditions and from a normal viewing position. Surface irregularities only noticed under certain light conditions are no covered under the Limited Warranty. We cannot guarantee an exact color math to the original colors.

Plumbing System

Homeowner Care & Maintenance Guidelines

Your plumbing system features modern designed fixtures for your enjoyment and convenience. We recommend that you become familiar with its primary parts as soon as you move in. You should know the location of the main shutoff valve and the individual valves in each of the bathrooms and the kitchen.

In the event of any plumbing emergency, you should close the main water shut off valve immediately.

The main water shut off valve is generally located in the basement, or where the water service enters your home. Individual shut off valves may be located under the sinks and toilets or behind the refrigerator and clothes washer. There is also a water shut off valve located at 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 water heater leak. Everyone in the home should know where these water shut off valves are located in the event of a leak.

Common Maintenance Issues

- Sewer gas. Each plumbing fixture in your home has a drainpipe designed to remove wastewater safely, providing a separation between your home and the sewer system. The drain pipe or P trap is the U-shaped section of pipe directly under the sink. The trap holds water which prevents the odor of sewer gas from entering your home. If any of your faucets or floor drains are not frequently used, the water in the trap may dry up allowing sewer gases to enter the house. We suggest that all plumbing fixtures be turned on occasionally to replace the water in the trap lost to evaporation.
- Clogs. Because of its shape, the drain trap is the area most likely to become clogged. Most toilet clogs can be avoided by not allowing items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, and dental floss to be flushed down the bowl. Improper garbage disposal use may also cause plumbing clogs. If a stoppage occurs, close the shutoff valve and give a few vigorous pumps with a plunger. If you cannot clear the obstruction with a plunger, call a plumbing contractor specializing in drain cleaning.
- Running toilet. To stop running water check the float in the tank. If it has lifted too high in the tank the valve will not shut completely. The float should be free and should not rub the side of the tank or any other parts. Also check the chain on the flush handle. If it is too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.
- Freezing. Remove hoses and other attachments from outside faucets during cold weather, even if the faucet is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Repair of a broken line that feeds the exterior faucet is the homeowner's responsibility. Store hoses and attachments in the garage during winter months and be sure to have a professional landscape contractor winterize your irrigation system.

Fixtures

Faucets and other plumbing fixtures are designed for beauty and use of ease. Bathroom fixtures are delicate and can be damaged with abrasive cleaners, harsh chemicals, scouring pads or tools. Solvents and alcohol based cleaners should never be used to clean plumbing fixtures. If water accumulates and stands at the base of the fixtures, corrosion and tarnishing will occur. D.R. Horton is not responsible for fixture damage due to improper cleaning or hard water spotting.

Faucets are equipped with aerators that mix air with the stream of water to prevent splashing. Aerators are threaded and need to be removed and cleaned regularly to remove buildup of material deposits.

Garbage Disposal

Follow the manufacturer's instructions for proper operation of your garbage disposal. Do not load the disposal with food items before turning it on.

- Examples of foods that should not be placed in the disposal are: cornhusks, celery, onion skins, potato peels, rice, banana peels, olive pits, oils, bones, and solid or liquid grease.

Plugging, jamming, or over heating conditions are not covered under the limited warranty.

Toilets

Toilets are made of vitreous china, a glasslike material that is almost impervious to staining. However, it is fragile and will easily break, chip, or shatter if hit with a hard object.

Toilets today are all a low water volume design to conserve water. This "low flow" design is accomplished by reducing the size of the holding tank, the drain size itself and "S" trap at the base of the bowl. This smaller design reduces the amount of water needed to create flow. However, the result of this reduced size may be more frequent stoppages.

- If a stoppage occurs, do not flush additional water as it can overflow the bowl. Close the shutoff valve and give a few vigorous pumps with a plunger. If you cannot clear the obstruction with a plunger, call a plumbing contractor specializing in drain cleaning.

Do not use drain cleaners, colored tank cleaners, or bleach tablets in toilets. The harsh chemicals in drain and tank cleaners can stain the finish and potentially damage the seals to the toilets causing leaks.

Water Heaters

The water heater is considered an appliance and is warrantied directly through the installer and manufacturer. Carefully read the manufacturer's literature and warranty for information regarding your specific water heater. In the event of a leak in your water heater turn off the shut off valve on top of the water heater.

If the water heater fails within the 1-year Limited Warranty period please submit a warranty request online.

Otherwise, contact the manufacturer listed on the front of the water heater to request service or further product information.

Limited Warranty

Plumbing pipe leaks will be corrected during the two-year Limited Warranty period if they are caused by faulty workmanship, materials, or improper installation. Water supply stops and clogged drains or sewer inside the home will be corrected during the two-year Limited Warranty period if caused by faulty workmanship or materials. Freeze damage to plumbing and irrigation systems is not covered under the limited warranty.

Stoppages and overflows caused by the homeowner are not covered under the Limited Warranty.

The Limited Warranty does not cover repairs to damaged plumbing systems, sinks, faucets, toilets, and drains that are caused directly by the homeowner or others in the home, which are not caused by defects in materials and workmanship.

D.R. Horton warrants the garbage disposal to be free from defects for a period of one year. Units that are obstructed or damaged by food or other items are not covered under this warranty.

Roofs

Homeowner Care & Maintenance Guidelines

Roof structures are designed to provide a weather resistant barrier between the outside elements and interior finishes. Roofing systems are designed to tolerate normal temperatures, wind, and moisture conditions found in our Colorado climate. However, no system is totally impervious to moisture under high wind driven rain, hail, or blizzard conditions. Roof and gable vents may be required for proper attic ventilation. During periods of rain or snow with high winds, moisture can blow into the attic through these vents. It is the homeowner's responsibility to visually inspect the roof system and attic space immediately following after such a storm. Ice damming is common in Colorado in the winter and can cause severe damage to the roofing, flashing, and gutter systems of your home. Ice damming due to the physical orientation of your home resulting in roof configurations with northern shaded exposures is not considered a defect in design or construction.

Maintain gutters and downspouts so that they are free from debris and able to drain quickly. Inspect gutters and downspouts twice a year, and remove any debris promptly. Downspouts should be directed away from the foundation of your home so that erosion and water saturation of the soil are prevented. Downspout extensions should remain down at all times. Some downspouts can daylight in areas of your yard and it is the homeowner's responsibility to maintain and keep the drain clear of debris.

Limited Warranty

D.R. Horton warrants the roof and flashing to be free from leaks and defects for 1-year under normal weather conditions. Damages due to adverse weather conditions, acts of nature, and others are not covered under the Limited Warranty. The addition of solar panels may void portions of the roof system warranty.

The roofing material on your home may be made of asphalt shingle, tile, or other materials. The warranty period is 1-year for workmanship only. Roofing materials are covered under the manufacturer's warranty.

Leaks at a gutter or downspout will be corrected during the 1-year limited warranty period only.

Sump Pit / Pump

Homeowner Care & Maintenance Guidelines

Sump pits installed in the basement of your home are designed to collect water from the foundation perimeter drain. It is not uncommon for water to accumulate in the sump pit. This will not necessarily require the installation of a sump pump, but will need to be monitored. If during the first year the water level is higher than the inlet pipe, please submit a warranty request for an evaluation.

Limited Warranty

The sump pump if installed, is an appliance warrantied by the manufacturer. It is the homeowner's responsibility to frequently inspect and maintain proper operation of the pump.

Windows & Sliding Doors

Homeowner Care & Maintenance Guidelines

Your windows should offer years of trouble-free service if you follow simple maintenance tasks. Clean your windows inside and out at least twice a year during moderate weather with vinegar and water, a commercial glass cleaner, or a product recommended by the manufacturer.

Windows and door frames have small weep holes at the bottom of their exteriors to permit water to drain from the track and promote proper ventilation. Keeping the weep holes open and free of dirt and debris will avoid flooding the tracks. Use a broom or a brush to loosen any debris and vacuum the tracks thoroughly as part of your regular cleaning routine. Avoid using abrasive cleaners as they may scratch the surface. Do not use any oil-based lubricants on windows or doors. Oil-based lubricants attract dust and dirt and may damage the window or door. Excessive water in the track can overflow the window sill inside your home causing damage to drywall, trim, and floor finishes.

During high wind conditions, air can penetrate your windows, especially at the weep hole locations. Removable window panels from sliders or single hung sashes may also have small amounts of air infiltration due to their ability to be removed from tracks for ease of cleaning. In addition, windows will expand and contract due to temperature changes. This may require minor adjustments and is considered a normal condition.

Do not apply film window tinting materials to 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 condensation to form between the panes. Adding window tinting to your windows voids the warranty on your windows.

Limited Warranty

D.R. Horton warrants all windows and sliding doors for a period of one year. This does not include scratches on the glass or damage to the vinyl tracks. D.R. Horton does not provide window or glass warranties beyond the 1-year warranty period. Please contact the manufacturer to inquire about any additional warranties.

If you notice condensation on your windows during colder months, raise your window coverings slightly to allow air circulation. Temperature differences along with levels of humidity, and living conditions can cause condensation and is not a warrantable condition.

Wood Trim

Homeowner Care & Maintenance Guidelines

Wood has been used throughout your home. Because it is a natural product, it has variation and inconsistencies that contribute to its beauty. Wood requires protection with paint or sealers because it is a porous material and is subject to damage by the elements and the interior conditions of your home. Inspect your exposed wood surfaces frequently. If you find cracking or peeling of the paint, sand the area and repaint it promptly.

All exterior wood on your home will require painting every two to four years depending on exposure. Surfaces that receive direct sun in the morning and mid-afternoon will require more frequent repainting. Inspect these surfaces every six months.

Limited Warranty

D.R. Horton will correct gaps that exceed 1/8 inch at trim joints and ¼ inch between trim and adjacent surfaces during the one year Limited Warranty period. Minor imperfections in wood materials will be visible and require no action.

Troubleshooting Guide

Plumbing

- If a water main breaks or a major plumbing leak develops, turn off the main water valve located in the basement/crawlspace and immediately arrange for service.
- If you notice a leak under a sink or toilet, turn off the water by using the shutoff valves located under or behind the unit. If the leak continues shut off at the main valve and immediately arrange for service.
- If a toilet becomes clogged, turn off the water to the fixture. When the obstruction is removed, turn the water back on.
- If there is a leak in the water heater, turn the shutoff valve on top of the heater. Turn the electric or gas supply off and drain the water heater.
- If you notice water spots (darkened areas) on your walls or ceiling, you may have a water leak. Determine the source of water if possible and take steps to prevent further damage. If the leak can be traced to one location (one toilet, sink or tub), turn off the water to that fixture. If the leak cannot be isolated turn off the main water service. Contact the D.R. Horton Customer Care Department for Service.

Electrical

If a complete power outage occurs, look to see if your neighbors have electrical power. If the power is off in your neighborhood, call the electric company to report the outage. If the outage is limited to your home, inspect all circuit breakers, including the main breaker. If a breaker appears damaged leave it off and call your electrical subcontractor. If the breakers are not damaged, turn them all off and back on again one at a time.

- If you notice sparks or smell burning, find the location of the odor or sparks. Unplug any appliance that is plugged into that outlet. If an appliance is not the problem, shut off the circuit and call the electrical subcontractor. Important note: Immediately call the fire department if there is any possibility of fire.
- If there is no power in a bathroom, kitchen, dining room, garage, or outside receptacle, these receptacles may be connected to a Ground Fault Circuit Interrupter (GFCI) device designed to interrupt the flow of electricity preventing electrical injury or damage. Locate the nearest GFCI outlet. If the reset button has tripped, unplug the appliance; press the reset button to restore power. If the power is not restored, determine if the circuit is being overloaded. Two hair dryers or other appliances being used on one circuit could cause the breaker to trip. Defective appliances can trip a GFCI when they will not trip a standard breaker. Rarely will a GFCI be too sensitive and require replacement. Contact Customer Care if you have questions about the GFCI outlets in your home.
- Important note: GFCI outlets should not have refrigerators, freezers or timing devices (such as an irrigation system) connected to them. It is also not recommended to plug in A/C adapters or voltage transformers (phone / battery chargers, razors, etc) to GFCI outlets.
- All bedrooms are protected with Arc-Fault Circuits. Avoid plugging vacuum cleaners and irons into these outlets.

- If there is no power to an electrical outlet, check wall switches and circuit breakers.

Heating & Air Conditioning

- If the heating system is not working properly, verify the thermostat is set to a temperature higher than the room air and the thermostat is turned to the 'heat' position. Verify furnace switch is 'on', and then check that the circuit breaker is in the 'on' position. If you are unable to isolate the problem, contact D.R. Horton's Customer Care Department.
- If your air conditioning unit shuts down or will not start, verify the thermostat is set to a temperature that is cooler than the room air. Then turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it to restore power to the unit and turn the thermostat to cool.

Maintenance Guide

Weekly

- Check irrigation system and timer
- Downspout – tips outs in down position

Monthly

- HVAC System – replace/inspect air filters
- Electrical – test and clean smoke detectors. Replace batteries as needed
- Test GFI receptacle/breaker

Quarterly

- Range hood filter. Clean as needed.
- Adjust exterior door thresholds
- Oil all moving parts on garage doors/tracks
- Check and maintain caulked seals between countertops and walls and on laminate seams
- Check and maintain ceramic tile and marble grout/caulk joints at all wet areas including sinks. Maintain shower surround seals/joints.
- Sump pit – check water level and test pump
- Keep clear and maintain (do not block) all drainage swales to ensure proper flow to front of house or other designated areas.

Every Six Months

- Washing Machine Hoses/Connections: check for cracks, dry rot, drips, etc.
- Check dryer exhaust vent system
- Clean all windows inside and out. Clean all weep holes on window frames.
- Clean window tracks and use silicone spray to aid in ease of operation
- Verify all exterior caulk seals are intact and functioning properly.
- Assess the paint and caulk on rails, pickets, posts, etc., and repair as needed
- Caulk control joints in garage floor and driveway.
- Inspect the condition of all exterior paint and caulk on your home.
- Caulk stucco to window and door joints (if applicable).
- Drain and flush out hot water heater and verify pressure relief valve is working.
- Verify main water shut off valve is accessible and functioning properly.
- Assess condition of floor coverings and professionally clean as suggested by the manufacturer.
- Countertops – apply natural stone sealer to granite and marble countertops every six to eight months.

Yearly

- Tighten all nuts and bolts in garage door tracks.
- Paint all fascia/eaves or wood trim around exterior of home, and all exposed treated wood
- Check crawl space for moisture

- Furnace/Air Conditioning System – annual inspection by professional heating/cooling company
- Clean aerators on all sink fixtures.

Summer

- Landscaping – water lawn in early morning or late evening. Check sprinkler heads for proper coverage.
- Avoid and limit irrigation near home and block walls.
- Check sprinkler clocks.

Fall

- Winterize sprinkler system
- Disconnect all garden hoses from hose bibs.

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