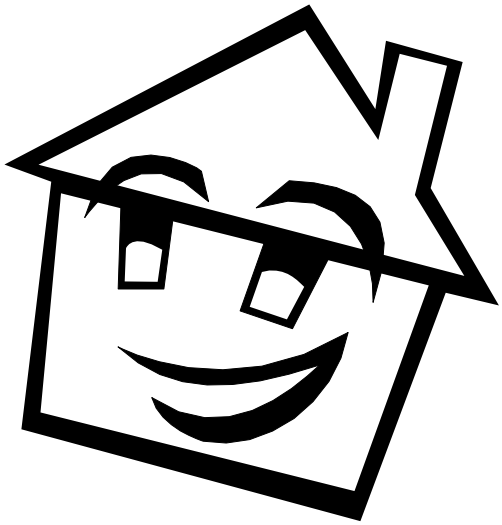
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America's Builder



Homeowners Warranty And Maintenance Manual

6123 Lyons Road • Coconut Creek, FL 33073
https://www.drhorton.com/Warranty

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WARRANTY SERVICE

D.R. Horton's Customer Service Department is responsible for administering the terms of the warranty program and ensuring your satisfaction. D.R. Horton's representatives are trained to respond to your needs promptly and professionally.

To assist D.R. Horton in handling your request efficiently, please review this manual carefully. If you have questions, please direct them to a D.R. Horton representative or the Customer Service Department.

ABOUT THE HOME ORIENTATION WALK THROUGH

As your home nears completion, you will be contacted to schedule a date and time for a Home Orientation Walk Through of your home. A representative from D.R. Horton conducts the walk through and demonstrates the features of your home. This is an excellent time to ask questions about the proper maintenance of your home's features and to gain an understanding of the warranty program.

The Home Orientation Walk Through is your opportunity to inspect your new home. Prior to your walk through, your home was inspected by our construction superintendents in conjunction with inspections by the city and county officials to ensure that your home was built to current building codes and to the standards of D.R. Horton.

Take time during your walk through to discuss the proper operation of the components in your home.

It is especially important that you know the location of the utility controls and shutoff valves.

At the end of the walk through you will be asked to sign a form stating that you accept your home subject to any items needing attention. Please make certain that any items that could be damaged during your move-in are inspected and their condition noted on the form. Due to the potential of damage occuring during your move, the following is an example of what you would want to check during the Home Orientation Walk Through.

- ✓ Appliances, Sinks, Tubs, Porcelain Fixtures, Cabinets, Roof Tile, Pavers – Scratched, gouged, chipped, stained, cracked or dented
- ✓ Carpet – Carpet will not be cleaned after your move into the home
- ✓ Ceramic Tile – Broken or chipped tiles on countertops and floors
- ✓ Concrete – Damaged or stained concrete
- ✓ Drywall – Damaged or gouged drywall
- ✓ Formica/Marble Countertops/Panels or Marble Sills – Marred, scratched or chipped
- ✓ Mirrors – Scratched, chipped or cracked
- ✓ Paint – Marred or scratched paint on walls, trim and doorways; dirt stained exterior at the base of the home
- ✓ Screens – Torn, gouged or missing window and door screens
- ✓ Windows, Sliding Glass Doors, Garage Doors, Exterior Doors – Scratched, chipped or cracked glass

WARRANTY SERVICE POLICY

The Customer Service Department responds to all warranty service claims as quickly and efficiently as possible.

If any warranty repairs arise during the warranty period, they are scheduled for completion within 30 days of our receipt of your written request. Occasionally, due to circumstances beyond our control, this process may take more than 30 days. Delays may be caused by shortage of materials, back ordered parts from manufacturers, labor problems or weather.

Warranty service calls are scheduled between the hours of 8:00 a.m. and 3:00 p.m., Monday through Friday. Some calls need to be scheduled according to the scope of work necessary. For example, drywall repairs might be done at one time and painting the drywall repair may be scheduled another day.

Please review the Limited Warranty section of this manual before you request service. This helps to determine if the claim is covered by the Limited Warranty, by a manufacturer's warranty, or is considered the homeowner's responsibility.

The homeowner or an adult representing the homeowner must be present in the home during repairs. For purposes of the warranty service policy, an adult is a person 18 years or older who has your authorization to admit service personnel and sign completed work orders. We will not enter in the presence of unattended minor children. If unattended children are present, we will attempt to reschedule the inspection or repairs at your convenience.

D. R. Horton respects a homeowner's pet, so to prevent the possibility of an animal becoming injured, lost or giving in to its natural curiosity about tools and materials used for repairs, we ask that you restrict all animals to a comfortable location during any customer service visit.

When the requested work has been completed and you are satisified with the repair, we ask that you sign off on all warranty service orders.

HOW TO REQUEST WARRANTY SERVICE

To assure quality and maintain a complete file on your property, **requests for warranty service must be submitted in writing.** It is recommended that you submit a warranty request at 30 days, 6 months and 11 months after closing in order for our warranty service to operate at maximum efficiency. Please fill out a Warranty Service Request including your name, lot number, name of development, address, contact phone numbers and email address. Provide a brief description of the work requested; indicate the room, location in the room and a general description of the problem. Mail or fax your written request to:

D.R. Horton Inc.
6123 Lyons Road
Coconut Creek, FL 33073

You may also submit a service request to the Customer Service Department through the internet at the following address:

www.drhorton.com
Select Horton Homeowners Option

When your request for warranty service is received, the items listed are inspected to determine if is covered by the Limited Warranty, if it is the responsibility of the manufacturer, or if it is the homeowner's responsibility.

Building industry standards are used to select the materials and the workmanship practices that are employed in the warranty service repairs and replacements.

D.R. Horton is not responsible for lost wages or expenses which may be incurred for work that is done by subcontractors other than those authorized by D.R. Horton.

D.R. Horton takes pride in the subcontractors who have been selected. If you are dissatisfied with the quality of work or the level of professionalism displayed by one of our subcontractors, please contact our Customer Service Department immediately. Your comments help us maintain the high level of service that you desire.

IN CASE OF AN EMERGENCY

We define emergencies as problems that require immediate attention to protect you and your family from harm and to avoid damage to your property or your home. These problems include:

- **A total stoppage of the plumbing drain system.** If your plumbing system ceases to work, none of your sinks, tubs or toilets function properly.
- **A water leak which requires that the water supply to your home be shut off to avoid serious water damage.** A leak which can be isolated by the shutoff valves under the cabinet or plumbing fixture is not an emergency. Please refer to the water shutoff procedure in this manual.
- **A total electrical failure other than an outage in the neighborhood.**
- **An A/C failure or condensation leak.**
- **Water intrusion from the exterior due to rain.**

In case of an emergency, your first step should be to protect your family from harm. Once you are sure of their safety, and if your safety will not be jeopardized, you should take steps to correct or lessen the effects of the emergency. Damage from a water leak can be minimized by turning off the water main to your home. The water main shutoff valves are usually located below the front hose bib and at the water meter box located behind the city sidewalk.

Please create a ticket on our website at https://www.drhorton.com/Warranty. The Customer Service Department is open daily Monday through Friday from 8:30 a.m. through 5:00 p.m. For emergencies after hours, use the appropriate telephone numbers on the Emergency Telephone Number list given to you at the time of contract.

Do not delay in reporting an emergency. Subsequent damage caused by a delay in reporting an emergency is not the responsibility of D.R. Horton. Damage to personal property is not covered by the Limited Warranty.

LIMITED WARRANTY

D.R. Horton warrants that every D.R. Horton home has been constructed with quality materials and workmanship.

D.R. Horton warrants that the home be free of defects for a period of one year from the date of closing of the purchase. D.R. Horton agrees to make all necessary repairs and replacements within one year warranty period, as applicable, provided repairs and replacements are necessary as a result of defective workmanship or materials.

Manufactured items are covered under their own warranties. Manufactured surfaces include, but are not limited to: appliances, porcelain, fiberglass, carpets, mirrors, glass, ceramic tile, laminated tops and marble.

This warranty does not apply to any defects caused by, or arising from, climatic conditions or from the normal characteristics of certain building materials, expansion, contraction, moisture, humidity or any damage resulting from negligence, improper maintenance or abnormal use.

Variations in color occur in all manufactured products. Although every effort is made to provide consistent color, variances may be noticeable in paint, masonry, stucco, tile, carpet and other colored surfaces. Exposure to the sun and water alters the color more rapidly. These variances may be especially noticeable where a repair has been made. An exact color match of materials during the initial construction of your home or during subsequent repairs is not covered by your Limited Warranty.

D.R. Horton reserves the right to make repairs or correct any defects for which they are responsible according to the terms stipulated in this warranty at the time and in the manner deemed most advisable by D. R. Horton.

Your home is warranted against electrical, plumbing, heating, cooling and ventilation defect caused by faulty workmanship for two years after closing of the escrow.

A 10 Year Limited Warranty is provided by Residential Warranty Corporation for major structural defects. Please refer to the Residential Warranty Corporation (RWC) booklet provided for further information.

HOMEOWNER MAINTENANCE

Your new home has been built with quality materials by licensed subcontractors. It requires regular preventive maintenance by you to preserve its beauty and value. **An understanding of how to care for each feature in your new home minimizes the need for costly repairs and replacements later.** *Damage, deterioration and destruction of items due to improper or inadequate maintenance by the homeowner are not covered by your Limited Warranty.*

Preventative maintenance on your new home should begin when you move in.

Upgrades by the homeowner and the use of independent contractors, other than those who are under contract to D.R. Horton, void any warranty, implied or written, with respect to any and all damage caused, directly or indirectly, as a result of the work. All systems, features and structures of the home are included.

Please consult your Homeowners' Association before you do maintenance such as repainting and replacing exterior items. This action ensures that the work meets the regulations and guidelines that have been established for your neighborhood. Be especially careful when you repaint with a different color, erect new structures or fences, add to or change your landscaping and install window coverings that are visible from outside the home.

AIR CONDITIONING AND HEATING

Your new home is equipped with a high quality heating and air conditioning system that complies with local and state energy codes. With proper care, the system provides many years of enjoyable, dependable service. Please read the instructions and become familiar with the heating and air conditioning system before you use it.

Your heating and air conditioning systems can play an important role in the first year after you move in. By maintaining an even temperature, you can minimize the contraction and expansion of the materials in your home.

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

CAUTION: Before performing maintenance, turn off all electrical switches supplying power to the system to avoid electrical shock hazard.

CARE & MAINTENANCE

- We recommend that filters be cleaned or changed every 30 days or as needed. In areas with heavy dust more frequent changes may be in order. Fresh filters can significantly reduce operating costs and prolong the life of your system.
- Clean the coil surface with a vacuum cleaner.
- Condensation pan should be cleaned.
- Keep all vents and registers clean and free of dust, cobwebs and debris.
- Keep plants and grass trimmed well away from the outdoor unit.

The temperature in your new home can vary from room to room. This variation is normal. It is due to differences in your home's orientation to the sun, shade from

neighboring homes, trees, landscaping and other factors. Shades or drapes should be installed on windows exposed to direct sunlight.

If your air conditioning unit shuts down or does not start, make sure the thermostat is set to a temperature that is cooler than the room air and the condensate line is clear. You may also need to turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it and restore power to the unit. On some units, if the air conditioner does not restart, check for a bad fuse. This fuse is in the disconnect box located near the compressor.

APPLIANCES

Information about each appliance can be found in the literature that is supplied by the manufacturer. Please read the manufacturers' instructions on usage and care before you use your appliances. Fill out and mail any documents necessary to record warranties. Contact the appropriate manufacturer or distributor for service or questions about the use and care of the appliances.

Your appliances are covered by warranties from the manufacturer.

BALCONIES AND DECKS

Your new home may feature balconies and decks. They require a small amount of care and are designed to last for many years. **Do not install heavy equipment or nail anything to your balcony or deck.** The hole caused by the installation could allow water to enter your home and cause damage. That damage is your responsibility.

CARE & MAINTENANCE

- Keep all scuttle holes and roof drains free of debris. This allows proper water flow from the balcony.

After rain, water may stand in small puddles for a short time before evaporating. This is to be expected of any flat surface and is normal.

BRICK PAVERS

Interlocking concrete pavers have very low maintenance and provide an attractive surface for decades. Pavers are placed over sand; therefore, a minimal amount of settling is normal.

CARE & MAINTENANCE

- Gutters and downspouts are recommended to divert water from pavers and minimize excessive settling.
- Weeds may appear through the cracks from time to time. It is recommended to use a weed killer as needed.
- During normal use, interlocking concrete pavers become exposed to dirt, stains and wear. Stains on specific areas should be removed first, and then a cleaner should be used to remove any dirt from all concrete pavers. This would also be an opportune time to seal your pavers. In order to achieve maximum results, use stain removers, cleaners and sealers specifically for concrete pavers.

- The driveways and walkways in your new home are designed for residential use. Do not permit large trucks and delivery vans to use your driveway.

CABINETS

THERMOFOIL/LAMINATE CABINETS

Thermo foil and laminate cabinets provide a durable and low maintenance surface. Thermo foil doors and drawer fronts are covered in strong, scratch-resistant thermo foil that is thermally glued and vacuum-sealed.

CARE & MAINTENANCE

- Clean regularly with a damp cloth and soapy water, and then wipe with a clean dry cloth.
- Laminate cleaners and non-abrasive surface cleaners may also be utilized for more stubborn spots and marks. Cleaners with acetone, ethyl alcohol or mineral oils should not be used.
- Always avoid using abrasive cleaners and pads because they can permanently scratch the surface of your cabinets.
- Do not wax or polish surfaces.
- When using the self-cleaning feature on your oven, be sure to open all cabinet doors and drawers on either side of the oven. This measure will prevent any damage that may be caused by the heat of the oven. There is no warranty for heat damage caused by ovens, candles, or any other excessive heat sources.

WOOD

Natural wood will vary in hues, density and grain as well as the way wood accepts the stain.

No two pieces of wood are exactly alike, even from the same tree. The naturally occurring color and grain differences mean that each piece responds differently when finished. These variations contribute to the beauty of natural woods. It should be noted that it is not unusual for the color of your cabinets to be different from samples shown at the time of selection. Color can differ with wood grain variations and stain used. **Some color variation on stained areas is to be expected.**

CARE & MAINTENANCE

- Cabinet fronts are made of finished hardwoods. With proper care, the beauty and utility of your cabinets can last for many years. Preserve the finish of the wood cabinet by cleaning only with mild soaps and polishing with furniture polish or lemon oil. Remove splashes and splatters promptly to avoid permanent stains.
- Minor scratches can be covered with a putty stick that matches the finish of your cabinets. Putty sticks can be purchased at paint or hardware stores.

- The hinges on your cabinet doors can be lubricated, if necessary, with oil based lubricant. Apply a very small drop of oil to the top of the hinge and work the door back and forth several times so the oil penetrates into the hinge. Wipe the excess oil with a dry paper towel. Occasionally, check the cabinet hinges and screws to make sure they have not come loose.

The wood in your cabinets is a natural product. It is subject to drying and can warp. This could cause drawers to stick and prevent doors from closing properly. Maintenance of cabinet drawers and doors is the responsibility of the homeowner.

CARBON MONOXIDE DETECTORS

Carbon monoxide detectors are installed in homes that were permitted after July 1, 2008. The selection of the carbon monoxide detector, the installation procedure and the location of the carbon monoxide detectors are done to meet the requirements of local and state building codes. Please do not move or disable the carbon monoxide detector.

CARE & MAINTENANCE

- Carbon monoxide detectors are hard-wired with a battery back-up. Every six months, change the batteries and check to make sure the unit is operating properly. If your carbon monoxide detector starts making a "chirping" noise, replace the batteries and reset it.

The purpose of your carbon monoxide detector is to detect a presence of the toxic gas Carbon Monoxide (CO), a colorless and odorless compound. If a high level of CO is detected, the device sounds an alarm, giving you a chance to ventilate and evacuate the house and call the Fire Department.

CAULKING

Time and weather will shrink and dry the caulking so that it no longer provides a good seal against moisture. **As a part of your routine maintenance, you should inspect the caulking around your sink tops, tubs, showers, ceramic tiles, window frames, doors, exterior foam bands and trim, fascia boards and replace or repair as needed**. The tools needed are a caulk gun, a putty knife, a razor knife, a tile-grout sponge and a bucket which are all available at hardware stores. Read manufacturers' instructions carefully to be certain that you select an appropriate caulk for the intended purpose.

STEP-BY-STEP CAULKING INSTRUCTIONS:

- The size of the hole at the end of the caulk tube is very important. If it is too large, more caulk than needed flows from the tube. If the hole is too small, then you work too hard to fill the gaps.
- Caulk about 24 inches of gap or crack at a time. Hold the caulk gun at about a 30-degree angle to the crack and squeeze the handle so an even amount of caulk flows from the tube. The caulk should be slightly higher than the top of the gap or crack. As the caulk exits the tube, slide the caulk gun along the gap. If you move too quickly, the gap will not get filled. If you move too slowly, caulk will build up above the cracks.

- Set the caulk gun down, making sure the tension is released, so that caulk stops flowing from the tube. Use your finger to smooth the caulk. You know you put the perfect amount of caulk on the gap when there is a very small amount of caulk on the tip of your finger.
- Wet the tile-grout sponge in a bucket of water and squeeze the water out of it. Immediately wipe it across the caulk joint to feather the edges of the caulk and to remove any excess left behind. Rinse the sponge and repeat. Glide the sponge softly across the caulk so you do not remove any from the gap.
- Use the putty knife to remove excess caulk from places that may get filled with excess caulk.
- Allow the caulk to cure and harden before painting. If you try to paint minutes after caulking, the paint brush bristles will remove the caulk from the gap.

CEILINGS AND WALLS

The ceilings and walls in your home are easy to maintain. They do not require special attention other than an occasional cleaning and periodic painting. Remove dust or cob webs as a part of your routine cleaning. When needed and as a part of your regular maintenance, you may want to repaint the ceilings and walls.

The walls in your new home are constructed of many materials which are subject to normal expansion and contraction. Molding and trim can shrink and warp in some cases. Visible defects, such as hairline cracks where drywall meets dissimilar materials or cracks and seam lines due to expansion and contraction of the structure, are normal. Routine maintenance on molding, trim and wall board is normal and is the responsibility of the homeowner. Use touchup paint and, if necessary, the appropriate caulking material to complete the repairs.

The walls in your home are textured for beauty and style. The texturing material is relatively soft and can be damaged by scrubbing with abrasive cleansers and rough brushes or cloths.

CARE & MAINTENANCE

- Small finger smudges may be removed from walls with a solution of warm water and a mild soap.
- Wash the wall gently with a soft sponge or cloth. Rinse and dry the excess water carefully. Do not permit the wall board to become soaked with water.
- Larger spots not easily removed by cleaning, may require paint touchup.

CONCRETE

Masonry and concrete products are always subject to color and texture variation. Therefore, the homeowner should expect such variation to occur during construction or any repair of the product.

Due to the extreme weather and temperature in this area and to the nature of concrete, masonry and stucco, it is normal for concrete to shrink and expand.

This can result in normal hairline cracks on the surface which do not affect the strength, performance or purpose of the concrete. Your Limited Warranty does not cover normal shrinkage or surface cracking of the building slab or adjacent concrete.

CARE & MAINTENANCE

- Concrete is a major structural material in your new home. It provides strength and durability for the foundation. While concrete requires minimal care, it should be kept free of accumulated dirt, debris, oil and grease.
- Do not run water or allow water to accumulate near the foundation, patios, walkways or driveways. Water can cause soil expansion which can result in fractures to the concrete, as well as movement within the home.
- The driveways and walkways in your new home are designed for residential use. Do not permit large trucks and delivery vans to use your driveway. D.R. Horton is responsible only for cracking that is deemed to be excessive by the Residential Builders Warranty.

CONDENSATION

Substantial moisture is introduced into the air in your home from cooking, bathing, showering, and laundering. The amount of moisture varies substantially from household to household. It is common for one home to have excessive humidity while the home next door has normal humidity. The variation is not related to construction factors and results from differences in the homeowners' living habits and ventilation practices, therefore, D.R. Horton cannot warrant against condensation.

Additionally, in order to comply with the new Energy Code adopted and enforced throughout the State of Florida, your home was designed for a minimum infiltration rate. Therefore, it becomes essential to run the air conditioning for several hours daily. **If it is your lifestyle to leave doors and windows open for natural ventilation, additional dehumidification methods should be used to prevent mildew, warping and condensation.**

COUNTERTOPS

The countertops in your home may be constructed of Laminate, Granite, Cultured Marble or Solid Surface. They are designed to provide years of use. **Any flaws or damage to your countertops must be noted during the Home Orientation or Final Walk Through** in order to be covered by the Limited Warranty. After you have moved in, the care of your countertops is your responsibility.

CARE & MAINTENANCE

- Always use a cutting board to protect your countertops when you prepare food. While minor scratches that result from cutting food may not be noticeable at first, in time they dull and mar the luster of the finish.
- Wipe up spills immediately. Some liquids, particularly hot ones, can cause almost imperceptible stains. In time, the stains can accumulate and become unsightly.
- Avoid abrasive cleaners that can damage the luster of the surface.

- Be careful to avoid dropping pots and pans and other kitchen items on your countertops, as this can break or chip the counter's surface.
- Countertops can be damaged by someone sitting on them. Excessive weight can cause warping, drawer malfunction or may cause the top to pull away from the wall.
- All seams (including the backsplash) should be routinely inspected for settling and caulked as needed.

CULTURED MARBLE

Cultured marble is a modern product which adds style to your bathrooms. Such products are of random color and surface. No warranty is made as to exact shading, graining or regularity. Slight surface scratches shall receive buffing if noted during the Home Orientation or Final Walk Through. Proper maintenance of cultured marble is similar to the maintenance of fine wood. Remove spills immediately to avoid stains. **Do not use abrasive cleansers on your cultured marble countertops or marble bath panels.** Most food and drinks are acidic and can etch the finish on the marble. Do not place any items which may scratch the surface directly onto the countertop.

CARE & MAINTENANCE

- Routine care of cultured marble countertops requires warm water and a soft cloth or sponge.
- If the surface of your cultured marble countertops becomes dull, you might consider having the marble polished by a professional who specializes in marble polishing.

GRANITE

Granite is a natural stone that is renowned for its beautiful variations in color, depth and individual characteristics. No two pieces of natural stone are alike. They vary in color, shading, porosity, marking, texture (pits and fissures), veining and patterns. This is the beauty of natural stone and is not considered a defect. Granite samples may vary significantly in shading and color from your countertops.

All stone has "fissures" which appear as hairline cracks. Many colors have "pits" which appear like small chips or holes. Both of these add to the beauty and is not a defect in the stone.

Seams in a granite counter can be seen and felt. Every effort is made to limit and minimize the visual impact but there might be slight variations across seams. Seams are typically 1/8" wide and may have ledges the thickness of a business card. Final seam placement is determined during production, and seams are typically located near the corners.

Spots, freckles or rust appear in the stone at random times, breaking what starts out as a uniform pattern. This is not a defect in the granite.

CARE & MAINTENANCE

- Since granite is a product of nature, naturally occurring fissures and porosity require that your countertops be sealed annually with a

penetrating sealer. All counters are sealed at the factory prior to installation.

- Spills should be blotted up quickly to avoid staining. Avoid using harsh chemicals or acidic products on countertops as it damages the countertop and breaks down the sealer.
- Granite is impervious to damage from many and most elements, but beware of acid elements like vinegar or lemon juice and do not let them sit on the surface for too long. Some granite can be stained by liquids or darkened by oils.
- A gentle pH-neutral cleaner should be used to clean granite countertops. Many people like to use a mild soap and water mixture. There are also a variety of cleaners intended specifically for natural stone available at your local home center or hardware store. Use a sponge or a soft cloth to avoid etching the surface polish of the stone.
- Because of its crystalline structure, granite can chip if subjected to sharp hard objects.
- The use of cutting boards is highly recommended.
- Granite is heat resistance but subjecting natural stone to continuous heat can damage the polish and crack the stone. It is recommended that you use trivets or hot pads under any heated cookware such as pots, pans, crock pots or other sources of continuous heat.

SOLID SURFACE

The natural quartz in Silestone makes it one of the toughest interior surfaces available. Silestone countertops do not need to be sealed.

CARE & MAINTENANCE

- Clean Silestone with soap and water or mild household cleaners, rinse the surface thoroughly after washing and dry with a soft cloth. Too much cleaner or soap may leave a film or cause streaks.
- In case of stubborn spills or stains, soak the area for up to 10 minutes with a mild household cleaner and vigorously wipe away with a Scotch Brite® pad.
- Do not use excessive force or pressure because that may mar or chip the surface.
- Use trivets when placing any hot items on the countertop to avoid thermal shock.

LAMINATE

Laminate countertops are resistant to wear and impact and are also nonporous. There is no need for sealing and re-sealing.

CARE & MAINTENANCE

- Do not use excessive force or pressure because that may mar or chip the surface.

- To clean the surface, use a damp cloth or sponge and a mild soap or detergent.
- Difficult stains such as coffee or tea can be removed using a mild household cleaner/detergent and a soft bristled brush, repeating as necessary.
- If a stain persists, use a paste of baking soda and water and apply with a soft bristled brush. Light scrubbing for 10 to 20 strokes should remove most stains. Although baking soda is a low abrasive, excessive scrubbing or exerting too much force could damage the decorative surface, especially if it has a gloss finish.
- Never place pots or dishes directly from the oven or burner on an unprotected laminate surface; extreme heat can cause cracking or blistering.
- WARNING: Prolonged exposure of the laminate surface to bleach will cause discoloration. Always rinse laminate surfaces after cleaning. Failure to rinse after cleaning can cause damage; even if a small amount of cleaning solution remains on the surface. A dry residue may be invisible; however, moisture from cups or drinks can reactivate it and result in permanently etched scars or stains over time.
- Acidic or abrasive cleaners can damage laminate surfaces; do not use them. Drain cleaners containing lye will permanently damage the laminate surface. If you spill a drain cleaner, wipe it up immediately and rinse several times with water.
- Steel wool and other abrasive pads will damage the laminate face. Do not use them for cleaning and don't store steel wool pads on your countertop; the metal can rust and leave stains.

Remember, sharp objects can damage the surface of laminate, marring its beauty and lowering wear and stain resistance. Although high pressure laminates are somewhat resistant to scratch and marring, the surface can be damaged, even under normal use.

DOORS

The doors and door frames in your new home are painted. Interior doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change.

CARE & MAINTENANCE

- Small cracks can be easily filled with wood putty, caulking compound or filler.
- You can correct most sticking doors by the careful removal of small amounts of wood. In most cases, it is not necessary to remove the door. This usually can be done with sandpaper. Remove a small amount of wood at a time until the door no longer sticks. Use touchup paint on the exposed wood promptly.

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

INTERIOR DOORS

Check your interior doors frequently and use touchup paint when necessary.

CARE & MAINTENANCE

- Remove finger smudges from interior doors by washing with warm water and a soft cloth or sponge. Dry the surface thoroughly with a soft cloth or towel.
- If your closets feature sliding doors, keep clothes and other items away from the doors so they do not obstruct its proper operation. The roller and tracks should be lubricated as needed with a silicone lubricant.

It is a good idea to keep duplicate keys for the bathrooms and other locking doors. Children may accidentally lock themselves into a room and be unable to work the lock. The top edge of the door casing is often used as a place to keep the key. You may find that some interior locks can be opened with a small screwdriver.

EXTERIOR DOORS

Check the finish on your exterior doors several times a year. Doors that receive direct sunlight should be inspected more often.

CARE & MAINTENANCE

- Use touchup paint as needed and repaint when necessary.
- If you notice that the finish is beginning to crack or peel, refinish the door promptly. Unattended, cracking and peeling progress rapidly and destroy the surface of the door and/or frame.
- Check for cracked or missing caulk regularly.
- Reposition sprinklers that spray doors and other wood surfaces. Water can damage wood surfaces severely and result in their loss.
- Inspect the weather-stripping on your exterior doors frequently and repair or replace as needed. Weather-stripping should form a reasonably tight seal to prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weather-stripping, this is normal. The small gap closes when the humidity increases and the door expands.
- Lubricate door locks when needed, with graphite or another waterproof lubricant.

GARAGE DOORS

Garage overhead doors cannot be airtight. Some light is visible around the edges and across the top of the door. Also, to meet hurricane codes, bracing is provided, do not alter or remove the brace.

- To prevent damage to a garage door, be sure the door is unlocked and the rope-pull has been removed before using the garage door opener.
- There is an electric eye that provides a safety stop in the event something crosses through the opening while the overhead door is in motion. Use care not to place tools or other stored items where they interfere with the function of the electric eye.
- Metal garage doors require less maintenance, but you need to grease the track and trolley with a silicone lubricant every six months, or as needed.

ELECTRICAL SYSTEM

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

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

Power surges are the result of local conditions beyond control of D. R. Horton and are excluded from warranty coverage. A power surge can cause damage to sensitive electronic equipment such as alarm systems and computers. Damages caused from lightning strikes are also excluded from warranty coverage.

CIRCUIT BREAKER

During the Home Orientation Walk Through, a D.R. Horton representative will show you the location of the circuit breaker panel and the main disconnect panel. There is one master circuit breaker located in the main disconnect panel and several individual circuit breakers in the circuit breaker panel. Circuit breakers trip under excessive electrical load. Reset tripped circuit breakers by moving them to the OFF position and then to the ON position. **Switching the breaker directly from tripped to on will not restore service**. In the event of a loss of electrical power in your home, follow these steps:

- If the power loss is in one area of your home and power is available in other areas of your home, it is likely that an individual circuit breaker has tripped. Breakers trip because of overloads caused by plugging too many appliances into the circuit, a worn cord, defective appliance or operating an appliance with too high a voltage requirement for the circuit. If a circuit trips repeatedly, unplug all items connected to the circuit, check the circuit breaker and, if necessary, reset it. Plug your appliances back in. If the circuit breaker fails repeatedly, you have either a short circuit in one of your appliances or a short circuit in the electrical system in your home. **Do not attempt further repair.** Call a licensed electrician or D.R. Horton's Customer Service Department if your home is still covered under the Limited Warranty.
- 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.

If the master circuit breaker has not tripped, take a look around your neighborhood. If you notice a general electrical failure in your neighborhood, call the electric company to report the problem.

IMPORTANT NOTE: If your main circuit breaker trips or is turned off, wait 2 to 3 minutes before turning it on. Then, restore power to the other circuits one by one. This avoids overloading the system.

If you notice sparks or smell burning, find the location of the odor or sparks. If an appliance is plugged into that outlet, check the appliance for a short in the cord or other problem and unplug it. If this is not the problem, shut off the problem circuit and call the electrical subcontractor on your Emergency Numbers List.

IMPORTANT NOTE: Immediately call the fire department if there is any possibility of a fire.

ARC FAULT CIRCUIT INTERRUPTER (AFCI or AFI)

An AFI is a newly developed electrical device designed to protect against fires caused by arcing faults in the home electrical wiring. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging or cord exposure to heat vents and sunlight.

An AFI is designed into conventional circuit breakers combining traditional overload and short-circuit protection with arc fault protection. AFI circuit breakers have a test button and are located in the electrical circuit breaker panel.

GROUND FAULT CIRCUIT INTERRUPT DEVICES (GFCI or GFI)

During your Home Orientation Walk Through, a representative will show you the location of ground fault circuit interrupt devices (GFI outlets). A special type of receptacle called a GFI, short for ground-fault circuit interrupter is required in kitchens, bathrooms and other exposed, damp areas of a home to protect you from the serious shock that can occur when electricity and water meet.

IMPORTANT NOTE: Do not use power tools, refrigerators, freezers or appliances in GFI outlets. Do not plug an appliance with a separate transformer or an item with a timing device (such as an irrigation system) into GFI outlets. The electrical surge that occurs when these appliances cycle trips GFI outlets and breaks the circuit.

A 120-volt GFI receptacle identified by the reset and test buttons take the place of a standard duplex receptacle and monitors electric current.

Whenever the amounts of incoming and outgoing current are not equal, such as during a ground fault or current leakage, the GFI will sense even a tiny short and shuts itself down and in some cases other receptacles on the same circuit.

Push the reset button to reset the receptacles and the test button to periodically ensure that the device is working.

If power is not restored, determine if there is something wrong with the appliance that is plugged into the outlet or the circuit in the circuit breaker panel is being overloaded and tripped.

AFI -vs- GFI

The AFI (Arc Fault Circuit Interrupter) should not be confused with the GFI (Ground Fault Circuit Interrupter). The GFI is designed to protect people from severe or fatal electric shocks while the AFI protects against fires caused by arcing faults. The GFI also protects against electrical fires by detecting arcing and other faults to ground, but cannot detect hazardous across-the-line faults that can cause fires.

LIGHTING

Do not use cleaning solvents or other strong chemicals on the plastic lighting panels

The lighting fixtures in your new home are designed for standard wattage bulbs. To avoid excessive heat, you should follow the manufacturer's recommendations attached to the fixture. Each fixture has a maximum wattage bulb to use, please review when replacing light bulbs.

CARE & MAINTENANCE

- Wash the panels in a mild solution of dish washing liquid and water. Use a soft cloth to wipe the grids using only warm water. Towel dry the panels and grids to remove any soap residue and water spotting.

OUTLETS & SWITCHES

Convenient electrical outlets can be found in every room in your home. **Do not exceed the capacity for which the outlets were designed.** Devices which increase the capacity of electrical outlets and multiple extension cords can cause a fire.

If there is no power to an electrical outlet, make sure that the outlet is not controlled by a wall switch that may be turned off. Once this is determined, inspect the circuit breakers and reset any that are in the OFF position.

If a hanging light fixture does not work, check the wall switch, check for a burned out light bulb and if applicable, check the switch located on the fixture.

Caution: Small children can be injured by poking small metal objects into wall outlets. You can prevent this by installing child proof devices on all floor level electrical outlets.

EXTERIOR FINISHES

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

STUCCO

Stucco is a cementaceous product that is subject to expansion and contraction in the environment in this area. Minor hairline cracks can develop in the outer layer

of stucco. This is normal and does not reduce the function of the stucco in any way. **Your Limited Warranty does not cover normal hairline cracks in stucco.**

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

CARE & MAINTENANCE

- Avoid spraying water from irrigation or watering systems on stucco surfaces.
- The rough texture of stucco provides a perfect breeding ground for mildew. To treat mildew, scrub or brush on a solution of 2 ounces of chlorine in 5 gallons of water.

WOOD

Wood is found throughout your home. Because wood is a natural, porous material, it requires protection if it is exposed to the elements. Inspect your exposed wood surfaces frequently and caulk gaps or holes. If you find cracking or peeling of the paint, sand the area and repaint it promptly.

CARE & MAINTENANCE

- All exterior wood on your home requires repainting every several years or more often if necessary.
- Surfaces that receive direct sun in the morning and mid-afternoon require more frequent repainting. Inspect these surfaces every six months. Repaint every year or as needed.
- Split or damaged wood, particularly on the ends of beams, should be repaired or repainted to avoid further damage. Small splits on the ends of beams are called checking. This is normal and does not affect the integrity of the beams. The natural drying of wood can result in gaps and splits in wood molding and trim parts.
- Reset all popped nails.
- Reposition trim parts that have been moved by natural drying of the wood. In case of severe warping, replace the trim parts. Fill any cracks with commercial wood filler and use touchup paint.

FOAM BANDS & TRIM

Foam bands and trim have been added to a conventional stucco system to provide desired architectural elements such as quoins, keystones, arches, crowns, windowsills and decorative bands.

CARE & MAINTENANCE

- As a part of routine maintenance inspect the caulking around all foam bands and trim. Refer to the caulking section of this manual.

FENCING

Please refer to your Homeowner Association documents for fencing requirements, as they may vary by community.

FLOORING

The flooring in your new home lasts longer if you provide routine maintenance and care. The coverage of the Limited Warranty is restricted to flooring materials that were provided and installed by D.R. Horton. If you choose flooring from another source, all warranty and service claims must be directed to that vendor.

We attempt to eliminate any floor squeaks in your home, on a one time basis, and only during the first year. To make the most of this service, it is recommended that you wait until the eleventh month before submitting your request for service.

Please inspect your flooring carefully during your walk through. **Any damages or defects in your flooring must be noted at the time of the Home Orientation Walk Through.** Subsequent damages, including broken tiles and torn carpeting, are the homeowner's responsibility.

CARPETING

You can add years to the life of the carpet with regular care. Dirt wears down the fibers in your carpet.

CARE & MAINTENANCE

- Vacuum regularly and place a welcome mat at your home's entrances. High traffic areas can often use vacuuming once a day while low traffic areas can be vacuumed a couple of times a week. Regular vacuuming will reduce the dust level in your carpet.
- Keep the walkways leading to your house clean. This will cut down on the amount of dirt that is tracked into your home.
- Remove spills immediately. Damage from spills can be minimized by immediate action. As soon as a spill occurs, blot with a clean, white, absorbent towel and repeat until the spill is fully absorbed. Consult a home center or carpet professional for stubborn stains. Cleaning products should be tested on a section of carpeting that is not obvious. Do not use cleaners that have not been tested and certified for carpeting materials in your home.
- Eliminate carpet shedding fibers as they appear. Loose carpet fibers work their way to the surface for quite some time. This is known as fluffing or shedding. Vacuum these fibers as a part of your routine cleaning. If a tuft of carpet appears which is longer than the surrounding carpet, do not try to pull it out. It is probably attached to the backing and simply needs to be trimmed to the height of the surrounding tufts.
- It is good to move your furniture from time to time to change the traffic pattern in your house. Your carpet is worn down faster where people walk.
- Thoroughly clean your carpets at least once a year. While do-it-yourself carpet shampoo devices can be effective, consider employing a

professional carpet cleaner. The professional equipment, materials and experience add years of life to your carpets.

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity is gone, have a professional re-stretch the carpet.

Visible carpet seams are to be expected and are not an indication of a fault in the carpet.

Most rolls of carpet are produced in 12 foot widths. This dictates that most of your rooms have at least one seam. Professional installers attempt to install your carpet with the minimal amount of seams and without excessive waste. Seams are most visible in a new home before it has been furnished and occupied. Visible seams are not a defect unless they have been improperly made or the material is defective. Dye lots may vary, and these variations are acceptable if they adjoin doorways or occur on stairways.

CERAMIC TILE

Glazed ceramic tile is known for its durability and the variety of colors and designs. **Ceramic tiles are purchased in dye lots that have the same texture and color.** Because an exact replacement match of ceramic tile can be difficult, save any unused tile that you may have for future warranty service repairs. It is not unusual for variegated tiles (other than solid colored) to have different shading in the same batch. This is the normal character of these tiles.

Glazed ceramic tile is recognized by its shiny, smooth finish. It is cared for in the same manner as ceramic tile countertops.

CARE & MAINTENANCE

- Clean tile weekly by mopping tile with warm water and vinegar weekly to eliminate buildup on grout.
- Because the grout between tiles is porous, you may want to consider sealing the grout once a year. This helps to prevent stubborn stains from penetrating the grout and becoming unsightly. Once grout has been sealed, ongoing maintenance of that seal is necessary. Sealing grout may alter the color of the grout slightly.

Chipped or cracked ceramic tile is warranted, provided it is noted during the Home Orientation or Final Walk Through. Due to the natural expansion and contraction which occurs in concrete due to temperature changes, minor cracks may occur in ceramic tile flooring. This is a normal condition and is not considered a defect in quality, workmanship or material. Cracks due to settlement are warranted by D.R. Horton for one year from occupancy. D R Horton is not responsible for color variations in grout or discontinued color grout. When repairs are necessary, new tiles and grout may vary from original color.

HARDWOOD FLOORS

Hardwood floors are easy to maintain and a beautiful alternative to tile and carpet. The hardwood floor expands and contracts in direct correlation with the relative humidity.

CARE & MAINTENANCE

- Regular dust mopping and occasional cleaning with a warm slightly damp mop is recommended.

GARBAGE DISPOSAL

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

Only foods that are non-fibrous and easily pulverized should be placed into the disposal. Examples of foods not to place in the disposal **are corn husks, celery, oyster shells, olive pits, bones and solid or liquid grease.** These items may cause your unit to overload or jam.

In order to keep the garbage disposal working at maximum efficiency, below are a few tips to keep the blades, rotating assemblies and grinding chamber clean. It will also minimize drain blockages and foul odor from food debris.

1. Put cleanser (Ajax, Comet, etc.) and rind from ½ of a lemon into the disposal.
2. Dump cubes from one ice tray into the disposal, filling it to the rubber splash guard.
3. Turn on the cold water side of the faucet, allowing a small steady stream of water to drain into the disposal.
4. Turn on the disposal and allow the ice to be ground up in the grinding chamber of the disposal. Once the majority of the ice has shattered and the disposal sounds clear, put the other half of the lemon rind in the disposal and turn the water on full blast, rinsing the disposal and drain line.

GUTTERS

Rain gutters or downspouts which may have been installed on your home should be kept free of debris such as leaves, twigs and litter.

CARE & MAINTENANCE

- Inspect the gutters and downspouts regularly and after each heavy rain or windstorm. Remove debris promptly.
- Downspouts should be directed away from the foundation of your home so that erosion of the soil is prevented. Do not remove the splash blocks or downspout extensions from under the downspouts. Keep these sloped so the water drains away from your home.

LANDSCAPING, DRAINAGE AND GRADING

Your lot has been graded to drain water away from your home. The grading plan for your lot has been carefully engineered and graded to standards that have been established by local agencies to ensure proper drainage or, in some cases to retain water on your lot. It is the homeowner's responsibility to maintain the

original grading of your lot and to preserve good drainage. Any changes to the grading or drainage features may void your warranty and could damage your property as well as neighboring property. Natural settling can change the original grading. It is your responsibility to maintain the original grading of your lot and to preserve good drainage.

The contours and features of your lot have been designed to provide an ideal setting for your home and to give the maximum protection from water erosion and damage. The berms and contours of your lot have been designed to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains. Berms and contours which are designed to direct the flow of water away from the home are especially important and must not be altered.

Do not change the swales on your property. Swales are graded areas designed by D.R. Horton to direct the flow of water away from your home. Alteration of the swales can result in serious damage to your foundation. Fill material next to the foundation that may have settled needs to be replaced and the original grade reestablished to prevent pooling of water against the fence or home.

Direct all irrigation away from your foundation, patio, porch, fence and sidewalks. Irrigating at or near the foundation increases the likelihood of soil erosion or settlement; this can result in cracking and movement of the fence or home.

- Sprinkler heads and lines are warranted for 30 days after closing.
- Pumps and timers are warranted for one year after closing.
- Trees (stakes/supports not removed) have a one year warranty after closing.
- Bushes and plants have a 90 day warranty after closing.

Refer to your Homeowner Association documents when planning a new landscaping project. It is required to submit an ARC request form when altering any portion of the exterior of your home.

Landscaping can change the grading of your lot. Provide ample room for growth between plants and your home. The ground next to your home should always slope away to prevent standing water. If water is allowed to stand or pool next to your home, damage to the foundation and the home may result. Also, the water could seep into your home and damage the interior and furnishings. Observe the flow of irrigation water after each planting. If you notice pooling water or excessive flows in one area, construct drainage features to direct the flow of water away from your home.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the grade is not altered. Keep the surface of the soil below the bottom of the stucco. This assists in preventing wood rot and termites.

New sod should be allowed to grow in order for it to take root. After sod has taken root it can be cut with the lawnmower blade set at the highest setting. New sod should be watered daily. Gaps between sod are normal and can be filled with top soil. New sod should not be fertilized for a period of six months.

PATIOS, DRIVEWAYS AND WALKWAYS

Patios, driveways and walkways are an important part of your drainage system. Be sure that all patios, driveways and walkways slope away from your house and do not encourage water pooling. The pooling of water next to concrete structures can expand the soil and cause heaving or cracking of the concrete. Patios and other structures that you add to your home after your final walk are not covered by your Limited Warranty. Before you begin any addition to your home, it is required that you check with your Homeowners' Association and local building officials. This is to make certain that your plans are in compliance with state and local building codes. It is likely that building permits are required. A licensed contractor is best qualified to perform this work.

PLUMBING SYSTEM

Your plumbing system features modern design and materials. It is recommended that you become familiar with your plumbing system as soon as you move in. You should know the location of the main shutoff valve and individual shutoff valves in all the bathrooms and the kitchen. In the event of a plumbing emergency, you must close the main water shutoff valve at once. Flowing water can cause severe damage to your home and its contents.

The main water shutoff valve is located below the front hose bib or in your water meter box. A D.R. Horton representative will identify the water shutoff valves during your walk through. Other water shutoff valves are located under the sinks in the bathrooms and the kitchen. Each toilet has a shutoff valve behind the toilet bowl. Another water shutoff valve is located on the top of the water heater. This controls the flow of water to the water heater and should be closed in the event of a leak in the water heater. You and others in your home should know where these water shutoff valves are and how they work.

If a water main breaks or a major plumbing leak develops, turn off the main water valve. It is located below the front hose bib. The city shutoff valve is located in the water meter box near the street.

If you notice a leak under a sink or toilet, turn off the water to the fixture by using the shutoff valves located under or behind the unit. If a toilet becomes clogged, turn off the water to the fixture. The main causes of toilet clogs are domestic items such as disposable diapers, sanitary supplies, Q-tips, dental floss and children's toys. All clogs are the homeowner's responsibility 30 days after closing on their home.

If you notice a leak in the tub or shower, turn off the water at the main shutoff valve and do not use the shower or tub until service can be provided.

If there is a leak in the water heater, turn the shutoff valve on top of the heater to "Off". Turn off the circuit breaker and drain the water heater.

If you notice water spots (darkened areas) on your walls or ceilings, 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. Contact D. R. Horton or your plumbing contractor (if after D. R. Horton business hours) for service. If the leak cannot be isolated, turn off the main water service to the house.

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

BATHTUBS

The bathtubs in your home are made of marble, fiberglass or porcelain coated with steel. They are durable surfaces, but can be chipped or scratched by blows from a heavy or sharp object.

CARE & MAINTENANCE

- Clean the tubs using a non-abrasive cleaner designed for bathroom use.
- Rinse the surface thoroughly to remove all traces of the cleaner.
- After each use, rinse the tub thoroughly with clean water to lessen the effects of soap buildup.
- Use strainers in bathroom drains to catch hair and soap pieces.
- Make sure overflow holes on tub are clear and open to prevent water damage to floors.

FIXTURES

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

CARE & MAINTENANCE

- Clean the fixtures with warm soapy water and a soft sponge or cloth. Rinse with clear water and wipe dry after every use to prevent spotting.
- If water is permitted to accumulate and stand at the base of the fixtures, corrosion and tarnishing can result. Always wipe the base of the fixture dry.
- Hard water can spot and damage bright chromed plumbing fixtures. While this is not entirely preventable, you can minimize the staining and discoloration by drying the fixtures after each use.
- Avoid excessive force when you turn your faucets on and off. The seals in the faucets can be damaged and may require repair or replacement in a short time.
- Faucets are equipped with aerators which mix air with the stream of water to prevent splashing. They need to be cleaned occasionally to remove a buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and rinse the washers and screens. Replace the parts in their

original order and screw the aerator onto the faucet. Perform this maintenance as needed, usually every several months.

STAINLESS STEEL SINKS

Stainless steel sinks have emerged as a popular choice of material for new sink installations because of their durable construction. They don't chip or nick, are easy to clean and retain their new look for years if cared for properly.

CARE & MAINTENANCE

- Rinsing and towel drying after each use takes care of most everyday clean-ups.
- Scour with a mildly abrasive cleaner such as Comet at least once a week. Rub back and forth with the grain lines; this blends usage scratches into the satin finish of the sink.
- Never use steel wool pads to clean your sink, they leave small iron particles that can rust and ruin the surface.
- Wet sponges, cloths, cleaning pads and rubber mats left on the sink can lead to discoloration.
- It is **not** recommended to soak cloths in bleach for extended periods of time because it can cause your sink to corrode. If you must use bleach, rinse the sink thoroughly.

TOILETS

Toilets are made of vitreous china, a glasslike material that is almost impervious to staining; however they easily break or shatter if hit with a hard object.

CARE & MAINTENANCE

- Clean your toilets with a toilet bowl cleaner and a brush or cloth.

Always keep a plumber's plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shutoff valve on the back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that occur due to construction debris are covered by the Limited Warranty. Stoppages that are not construction-related are the responsibility of the homeowner. If you are unable to clear the obstruction yourself, it is recommended that you call a plumber.

Do not use drain cleaners in toilet. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak.

The flush valve in your toilet should last for many years. If it fails or begins to leak, you can purchase a new flush valve at a home improvement center or hardware store.

ROOFS

The roofing material on your new home can be made of tile or other materials. Tile is very durable but not indestructible. A tile roof affords the maximum protection against fire and adds beauty and quality to your home for many years.

D.R. Horton is not responsible for leaks that are caused by solar panel installations, alterations, tie-ins or any other penetrations of the roof that are done by the homeowner or by others after the completion of the roof. D.R. Horton is not responsible for damage to the roof caused by storms. After a severe storm, do a visual inspection of the roof for damages and notify your insurance company or the HOA, whichever is applicable.

Annual inspections or maintenance may be necessary starting in the second year. Due to extreme temperatures, areas that require tar should be inspected.

Access to your roof is not necessary under normal conditions. **Do not walk on the tile roof of your home**. The weight of a person can easily break the tiles and destroy the masonry seals on the roof. Leaking may occur and costly repairs could be necessary. If access to your roof is required, call a professional roofing contractor for advice and assistance.

Remove fallen limbs and other debris from your roof promptly. If large limbs have fallen onto your roof, inspect the nearby tiles for signs of damage. Repairs should be made by a professional roofing contractor.

SMOKE DETECTOR

Smoke detectors have been installed in your new home. The selection of the smoke detector, the installation procedure and the location of the smoke detectors are done to meet the requirements of local and state building codes. Please do not move or disable the smoke detector.

CARE & MAINTENANCE

- Smoke alarms are hard wired with a battery back-up. Every six months, change the batteries and check to make sure the unit is operating properly. If your smoke alarm starts making a “chirping” noise, replace the batteries and reset it.

The purpose of your smoke detector is to detect the possible presence of fire in your home so that you have time to evacuate the house and call the Fire Department for help.

STORM SHUTTERS

For proper installation, read the information in your Storm Shutter Kit. It is recommended you check your Storm Shutters as soon as you take possession of your home to be certain all windows have the correct number of panels, the panels are labeled correctly, fit the windows they are labeled for and that you are familiar with the proper installation procedure. **Please do not wait until a severe storm warning is issued to familiarize yourself with your shutters.**

TERMITES

Subterranean termites are common in this region. Your home has been treated with a chemical barrier to deter the termites from entering your home. Pretreatment for termites is done immediately before the concrete slab for your home is poured. Therefore, your termite warranty predates your Limited Warranty from D.R. Horton.

It is important that you inspect the perimeter of your home on a regular basis. If you make any alterations to your home (i.e. additions of patios, sidewalks, planters, sprinkler systems, etc.) please be sure to contract with a reputable Pest Control Operator to have the disturbed areas properly retreated for termite protection. Failure to have the disturbed areas retreated properly may void your termite warranty.

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

- Do not allow the soil to touch the wood structure of your home.
- Make sure all water drains away from your home.
- Make sure all activities around the foundation of your home do not disturb the protective barrier.
- If you or your landscapers or others doing work around your home after the closing of escrow disturb or break the termite barrier, you should make arrangements to have your home retreated as necessary.

WATER HEATER

Your water heater is covered by a warranty from the manufacturer. Please read the operating instructions that the manufacturer provides. In the event of a leak in your water heater, close the shutoff valve on the top of the water heater. Call the plumber listed on your Emergency Sticker for service.

CARE & MAINTENANCE

- Keep your thermostat no higher than 120°F (48.9°C). This will reduce the risk of damage from having an overheated tank and save you money.
- Your water heater should be drained and flushed according to the manufacturer's suggestions. This simple procedure removes accumulated silt and debris so that the water heater runs efficiently.

WINDOWS AND SLIDING GLASS DOORS

Aluminum windows and door frames have small weep holes at the bottom to permit water to drain from the track. Excessive water can overflow the track and back up into your home. During high winds, air can penetrate your windows, especially through the weep holes. This is normal, the weep holes are necessary for proper ventilation.

CARE & MAINTENANCE

- Keep the window and door tracks free of dirt and debris. The aluminum tracks are soft and can become damaged if they are not kept clean.
- Use a broom or a brush to loosen collected debris.
- Vacuum thoroughly as a part of your regular cleaning routine.
- Avoid using abrasive cleaners as they may scratch the aluminum.
- After cleaning, apply paraffin (wax) to the rollers to prevent corrosion. If windows and doors do not slide freely, an oil-free silicone lubricant can be used on the tracks. **Do not use any oil based lubricant on aluminum.** Oil

attracts dust and dirt which becomes embedded in the lubricant and may cause damage to the aluminum. Keep the weep holes open and free from debris to avoid flooding window and door frame tracks.

A few simple maintenance tasks help your windows to provide years of trouble free service. **Check caulking routinely and repair or replace as needed**.

RECOMMENDED MAINTENANCE CHECK LIST

MONTHLY

AIR CONDITIONING

☐	Clean or change air filters.
☐	Clean dirt and dust from around condensing units, vents and coils.
☐	Make sure outside unit is unobstructed. Clean unit with garden hose.
☐	Clean condensation pan.

BALCONY AND DECK

☐	Keep scuttle holes and roof drains free of debris.

GARBAGE DISPOSAL

☐	Although disposals are generally self-cleaning, grinding small bones, eggshells, citrus peels and pulp, or a little ice will clean deposits and get rid of odors.

PLUMBING

☐	Check for moisture or small leaks under sinks, bathtubs, and toilets; have them repaired quickly to avoid costly damage to cabinets and floors.
☐	Make sure overflow holes on tubs are clear and open to prevent water damage to floors and ceilings.

RANGE HOOD

☐	Clean grease filter. (Running it through the dishwasher is easiest!). This may need to be done more or less often, depending on how much you cook and/or fry foods.

SMOKE AND CARBON MONOXIDE DETECTORS

☐	Test all alarms monthly to make sure they are operating properly.

EVERY 3 MONTHS

APPLIANCES

☐	Inspect appliance hoses and ventilation according to owners' manuals.
☐	Clean dust from refrigerator condensor (found behind or under the appliance) to increase energy efficiency.

ELECTRICAL SYSTEM

☐	Check condition of lamp cords, extension cords and plugs for damage.
☐	Check all areas for exposed or damaged wiring.

GUTTERS AND DOWNSPOUTS

☐	Clear gutters and downspouts and make sure the runoff is directed away from your home so it can't erode the soil around the foundation.
☐	Check for damaged gutters, downspouts, hangers and splash boxes.

PLUMBING

☐	Clean faucet aerators. Unscrew, disassemble and wash out debris.
☐	Repair any leaky faucets; a leak wastes up to 20 gallons of water a day and can ruin a faucet set.
☐	Clean out debris from tub drain assembly, inspect rubber seal and replace if necessary.

PEST CONTROL

☐	Perform pest control quarterly.

SPRINKLER SYSTEM

☐	Inspect sprinkler heads and provide service to maintain proper functioning.

WATER HEATER

☐	Check for signs of leaks.

EVERY 6 MONTHS

CABINETS

☐	Clean wood cabinets and drawers with mild soap and polish with lemon oil or furniture polish.
☐	Lubricate hinges on cabinet doors and tighten any loose screws.

CARPET

☐	Clean carpets to remove the dirt and grit that can wear them out prematurely.

GARAGE DOORS

☐	Clean and lubricate hinges, rollers, and tracks; tighten screws. Avoid over lubricating to prevent drips on vehicles or concrete floor.

INTERIOR CAULKING AND GROUT

☐	Inspect caulking and grout around sinks, tubs, ceramic tiles, window frames, doors, fascia boards and replace if deteriorating.

LANDSCAPING

☐	Cut back any trees that are touching the exterior of the home. Cut back and trim all vegetation and overgrown bushes from structures.
☐	Check lawn sprinkler system for broken heads, leaky valves and exposed lines.

NATURAL STONE TILES AND SOLID COUNTERTOPS

☐	Seal natural stone such as granite with an impregnating liquid silicone stone sealer which helps repel both water and oil based stains more effectively.

PLUMBING

☐	Check for leaking around the outside hose bibs.

ROOF

☐	Check eaves and soffits for signs of water damage, or deteriorating paint.

SMOKE AND CARBON MONOXIDE DETECTORS

☐	Change batteries and check to make sure they are operating properly.

TRIM

☐	Look for peeling paint on fascia boards, window sills and sashes that could allow water in to form mildew and fungus on the interior of your home behind curtains, blinds and window coverings.

WINDOWS/DOORS

☐	Check doors, windows and trim for decay or rot.
☐	Clean exterior of upper-story windows twice a year; clean and lubricate sliding-glass-door tracks and window tracks.
☐	Lubricate door hinges and locks.
☐	Check the weatherstripping around all doors and windows and replace if necessary to reduce drafts and the loss of cooled air.
☐	Make sure the weatherstripping on the door between your garage and home is intact to reduce the risk of carbon monoxide poisoning.
☐	Clean screening and repair or replace if necessary, tighten or repair any loose or damaged frames and repaint if necessary; replace broken, worn, or missing hardware; tighten and lubricate door hinges and closers.

WOOD

☐	Inspect exposed wood surfaces and caulk gaps or holes.

EVERY YEAR

EXTERIOR WALLS

☐	Check wall masonary for cracks and loose joints.

FENCES

☐	Check posts, gates and slats for deterioration.

FOUNDATION

☐	Check the ground around the house to ensure that it is built up around the foundation so water runs away from the house.
☐	Check interior walls and floors for signs of water damage.
☐	Check to see if tree roots are growing near or under the foundation.

PAVERS

☐	Remove stains, clean and seal pavers.

ROOF

☐	Check for low tree limbs/fronds brushing against the roof.
☐	Check for damaged or loose tiles.
☐	Pressure clean roof tiles.
☐	Check attic for water stains or dampness.
☐	Check for damage to flashing (metal around vents).

SHUT OFF VALVES

☐	Review the location of all of the shutoff valves in your home with all your family members so you'll be prepared for emergencies.

☐	Whole-house water shutoff valves: The main shutoff valve should be beside the meter if you are on City water. If you use a well, the shutoff valve will be on the house side of the pressure tank. You should also cut power to the tank.
☐	Whole-house hot water shutoff valve: There should be a valve on the hot water inlet of the water heater, which controls all of the hot water to the house.
☐	Toilet shutoff valves: Show your entire family how to shut off the toilet by turning the handle under the tank if it ever starts to overflow.
☐	Washing machine**:** Shutoff valves are usually where the washer hoses meet the house supply lines. However, washer hoses are notoriously weak, so consider changing them routinely every year or at least close the shutoff valves when leaving home for an extended period.
☐	Dishwasher shutoff valves: Look under the kitchen sink for a reducer coupling and shutoff valve leading to the dishwasher on the ½ inch hot water sink supply line.
☐	Electrical Panel/Breaker box**:** Identify location and show entire family how to shut off main breaker in an emergency, or flip any circuits back on after an overload.

AS NEEDED

CARBON MONOXIDE DETECTOR

☐	Change sensor element.

STUCCO

☐	Check for mildew and clean/print stucco as needed.

TILE, NATURAL STONE AND GROUT

☐	Seal ceramic tile grout.
☐	Seal granite countertops.

WOOD

☐	Sand and paint cracking or peeling paint.