

WHAT TO EXPECT WHILE WE ARE BUILDING

1. Pre-Foundation

Even though your house may have been given the approval to start at the time of your contract, you probably won't see any actual construction activity on your lot for approximately 4-5 weeks. Don't worry, there's a lot happening behind the scenes (plans, permits, budgets, etc.).

2. Hairline Crack(s) in Slab

When the concrete in your foundation sets up it will probably experience some minor cracking. These are called "shrinkage cracks" and are purely cosmetic in nature.

3. Framing Lumber

The materials D. R. Horton® uses for its framing is of the highest quality. Small cracks or knots in the material are considered normal and are no cause for concern. In some cases, we also use a "finger joint" material in lieu of a traditional stud. This product is widely accepted industry wide and performs exceptionally well.

4. Frame Quality Inspection

Once your home is completely framed, corniced and all the rough mechanicals (i.e. HVAC, plumbing, and electrical) are completed, your D. R. Horton Builder will schedule a Framing Quality Inspection through your Sales Agent. This will answer any questions you may have and help address concerns. The Framing Quality Inspection looks at everything: 1.) Condition of materials used, 2.) Squareness, levelness and plumbness of all materials installed, 3.) All mechanical rough "parts and pieces" installed in their correct locations. Rest assured any discrepancies you see at this point will be caught by your builder. In addition to the frame inspection by your builder, certain city inspectors conduct their own inspections to ensure that not only the framing is done properly, but all the mechanical roughs (electrical, plumbing, HVAC) are done per code as well. Just before your home goes into sheetrock, it will be inspected by an Area Manager to make sure that all the items you've requested have been added to your home. This is to ensure you receive the highest quality. Once all corrections are complete, we will proceed to installation and sheetrock. Please note that if you are not available during the time allocated to perform this inspection, we will continue with the building of your home to prevent any delays in your closing.

5. Inspections

Your home will go through several inspections – in some cases up to 23. There will be times (particularly at foundation and Frame Quality Inspection) when it appears your home is not progressing. In all likelihood, inspections are taking place.

6. Broken Windows

Unfortunately, windows get broken at all stages of construction. We typically replace them at frame stage and during the final stages of construction. Some of the glass may be a special order (i.e. safety glass) and takes longer to replace than others.

7. Sheetrock Repairs

Your home will probably experience some minor damage to the sheetrock. Any damage to the sheetrock will be corrected at later stages of construction prior to carpet installation. This is "normal" and can be corrected.

8. Chips in Bathtubs and Countertops

Occasionally someone chips or scratches a bathtub or countertop. These can be easily and professionally corrected and is customary. Typically repairs of this nature will not be done until the final stages.

9. Subfloor or Slab Imperfections

Any subfloor or slab imperfections outside of industry tolerances will be corrected prior to the installation of any flooring product. These repairs will be done at the final stages of construction.

10. Cosmetic and "Punchlist" Items

As your home nears completion, there will be many minor things to be corrected (i.e. cabinet adjustments, door adjustments, sheetrock repairs, masonry cleaning, paint touch-up, caulking, cleaning, etc.). The builder who finishes your home will make an extremely detailed list of corrections in preparation for your home prior to your orientation. If there is anything you have concerns about, now is the time to let your builder know so he can address these concerns prior to the orientation.

11. Orientation

Show time! The moment you've been waiting for! Your home is 100% complete at this point and is ready for your orientation. Once your orientation has been completed, our builder will go to work on correcting any deficiencies found in your home. Most of these items will not be addressed for several days (3-4) due to the time it takes to make phone calls and schedule work. Rest assured that all items should be complete by the time you re-walk your home.

Attention Homeowners

Please read the following carefully and remember the items that are **NOT** warranted prior to submitting your Warranty Service Request

After closing, homeowners will have the opportunity to submit one Warranty Service Request, at the 11th month interval.

The following items have limited coverage under the One Year Limited Builder's Warranty as outlined in the Warranty Manual:

Site work
Concrete
Masonry
Carpentry
Thermal & Moisture Protection
Doors & Windows
Finishes

Plumbing, HVAC, and electrical systems have some additional coverage through year two of ownership.

Items **NOT COVERED** under the One Year Limited Builder's Warranty are as follows:

- 1. Cuts, tears and holes in the carpet, vinyl and/or wallpaper**
- 2. Scratches, dents, chips, etc. in appliances, mirrors/shower doors, countertops, cabinet doors, windows/screens, doors/door hardware, walls/sheetrock, sinks/plumbing fixtures, tubs/showers, and wood floors**
- 3. Landscaping and shrubs to include trees, grass seed, sod, straw and erosion control**
- 4. Property pins**
- 5. Any concrete not under roof (which includes but is not limited to driveways and sidewalks)**

Please note, these items listed are also referenced on page one (1) of your Homeowner Orientation.

When submitting a Warranty Service Request please refer to your homeowner manual to ensure the items you are submitting are covered under the warranty.

D. R. Horton, Inc.

CUSTOMER SERVICE PROCEDURES

Your home requires minimum maintenance to preserve its appearance and value for years to come. However, homeowner maintenance is required to preserve the life of your home. Please review your D. R. Horton Warranty Manual and the Residential Warranty Corporation Booklet as they will provide for you a source for better understanding of your coverage. Please be advised that your one year limited builders warranty only applies to the original purchaser and is NOT transferrable.

To obtain Warranty Service for non-emergency items, please limit your warranty requests to an 11th month list. Please mail, fax, or e-mail your request to our Atlanta office by using one of the following:

<u>Mailing Address</u>	<u>Phone</u>	<u>Fax #</u>	<u>e-mail address</u>
D. R. Horton, Inc. Attn: Warranty Department 8800 Roswell Road Building B, Suite 100 Sandy Springs, GA 30350	770 730-7905	770 730-7906	atlwarranty@drhorton.com

For after hours emergency items, your builder has placed a sticker with a list of the major vendors (electrical, HVAC, plumbing etc.) on the inside of the cabinet under your kitchen sink. In the event of an emergency, it is your responsibility to contact the respective vendor. After the emergency has been addressed, please notify our Warranty Department of the matter so we are able to document your file and proceed with any other repairs needed from the emergency.

Please include the following information to expedite the Service Request:

- 1. Your full name as appears on your purchase contract**
- 2. Your address, lot number and subdivision name**
- 3. Telephone numbers (home, cell phone, and work numbers)**
- 4. List each item needing warranty service PLEASE REFER TO YOUR HOMEOWNER MANUAL FOR WARRANTABLE ITEMS**

We will assign your request to a Warranty Service Tech who will schedule a visit to address the items. **Please note that the work will be performed between the hours of 8:00 A.M. and 5:00 P. M. Monday through Friday.** You will be asked to sign your Warranty Service Request upon completion of the work. If you have questions pertaining to the warranty work that is on going at your home or other warranty related questions, please contact our Warranty Department at 770 730-7905.

Thank you for allowing us the opportunity to service you.

D. R. Horton, Inc.

EMERGENCY WARRANTY SERVICE

Any emergency requires immediate attention. Please be advised of what particular situations or conditions are defined by warranty as an emergency:

- 1. Total loss of heat.**
- 2. Total loss of electricity.**
- 3. Total loss of water.**
- 4. Plumbing leak that requires the entire water supply to be shut off.**
- 5. Any situation that endangers the occupants of the home.**

It is the responsibility of the homeowner to contact the appropriate vendor for service. Major vendors, plumbers, electricians, HVAC are listed on your hot water heater or on the inside panel door to the electrical breaker box. It is also the responsibility of the homeowner to contact D.R. Horton Warranty Department to inform them of the emergency.

NOTICE

D. R. HORTON® WILL ASSUME NO RESPONSIBILITY NOR OFFER REIMBURSEMENT FOR SERVICE WORK PERFORMED BY ANYONE OTHER THAN THE ORIGINAL VENDOR OF RECORD WITHOUT PRIOR APPROVAL. IF AN UNAUTHORIZED VENDOR OR CONTRACTOR IS USED FOR REPAIRS, THE HOMEOWNER WILL BE SOLELY RESPONSIBLE FOR BOTH THE QUALITY OF WORK PERFORMED AND ANY COST INCURRED.

ADDITIONALLY, PLEASE NOTE THAT ANY REPAIR PERFORMED BY AN INDEPENDENT OR UNAUTHORIZED CONTRACTOR MAY SERVE TO VOID THE REMAINING WARRANTY COVERAGE PERTAINING TO THE ITEM(S) BEING ADDRESSED.

D. R. Horton® One Year Limited Warranty

Certain portions of this document have been reproduced (WPIC #320), with the express permission of RWC.

1. Coverage on Home (Except Consumer Products)

D. R. Horton® expressly warrants to the original Owner and only to the original Owner, a One Year Limited Warranty effective from the date of closing (as defined in the One Year Limited Warranty Performance Standards) for materials and workmanship in effect at the time of contract and included as part of this warranty.

2. Coverage on Consumer Products

For purposes of this Limited Warranty Agreement, the term “consumer products” means all appliances, equipment and other items which are consumer products for the purposes of the Magnuson-Moss Warranty Act (15USC, Sections 230 1 – 23 1 2) and which are located in the home on the commencement date of the warranty. D. R. Horton® expressly warrants that all consumer products will, for a period of one year after the commencement date of this warranty, be free from defects due to noncompliance with generally accepted standards in the state in which the home is located, which assure quality of materials and workmanship. **ANY IMPLIED WARRANTIES FOR ANY SUCH CONSUMER PRODUCTS SHALL TERMINATE ON THE SAME DATES AS EXPRESS WARRANTY STATED ABOVE.** D. R. Horton® hereby assigns to Owner all rights under manufacturers’ warranties covering consumer products. Defects in items covered by manufacturers’ warranties are excluded from coverage of this limited warranty, and Owner should follow the procedures in the manufacturers’ warranties if defects appear in these items. This warranty gives you specific legal rights, and you may have other rights which vary from state to state.

3. D. R. Horton’s Obligation

If a covered defect occurs during the one year warranty period, D. R. Horton® agrees to repair, replace, or pay Owner the reasonable cost of repairing or replacing the defective item. D. R. Horton’s total liability under this warranty is limited to the purchase price of the home stated above. **THE CHOICE OF REPAIR, REPLACEMENT, OR PAYMENT IS D. R. HORTON’S.** Any steps taken by D. R. Horton® shall be at no charge to the Owner and shall be performed within a reasonable length of time.

4. Owner’s Obligation

Owner must provide proper care and maintenance of the home according to the use and care guidelines provided by manufacturers of consumer products, or the generally accepted home maintenance standards of the state in which the home is located. **D. R. HORTON® MUST BE NOTIFIED IN WRITING OF THE EXISTENCE OF A COVERED DEFECT BEFORE ASSUMING ANY RESPONSIBILITY FOR THE INSPECTION OR CORRECTION OF SAID DEFECT.**

Written notice must be received by D. R. Horton® prior to the expiration of the warranty for the particular defect, and no action at law or in equity may be brought by Owner against D. R. Horton® for failure to remedy or repair any defect about which D. R. Horton® has not received timely written notice. Owner must provide access to D. R. Horton® during normal business hours to inspect the defect reported and, if necessary, to take corrective action.

5. Insurance

In the event D. R. Horton® repairs or replaces or pays the cost of repairing or replacing any defect covered by this warranty for which the Owner is covered by insurance or a warranty provided by another party, Owner must, upon the request of D. R. Horton®, assign the proceeds of such insurance or other warranty to D. R. Horton® to the extent of the cost to D. R. Horton® of such repair or replacement.

6. Consequential or Incidental Damages Excluded

Consequential or incidental damages are not covered by this warranty.

7. Other Exclusions

- A. Defects in any item that was not part of the original home as constructed by D. R. Horton®.
- B. Any defect caused by or worsened by negligence, improper maintenance, lack of maintenance, improper action or inaction, willful or malicious acts by any party other than D. R. Horton®, its employees, agents, or subcontractors.
- C. Normal wear and tear of the home or consumer products in the home.
- D. Loss or damage caused by acts of God, including, but not limited to, fire, explosion, smoke, water escape changes which are not reasonably foreseeable in the level of underground water table, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, and earthquakes. Any defect or damage caused by changes in the grading or drainage patterns or by excessive watering of the ground of the Owner's property or adjacent property by any party other than D. R. Horton®, its employees, agents or subcontractors.
- E. Any defect which does not cause actual loss or damage.
- F. Any loss or damage which arises while the home is being used primarily for non-residential purposes.

- G. Any damage to the extent that it is caused or made worse by the failure of anyone other than D. R. Horton® or its employees, agents, subcontractors to comply with the requirements of this warranty or the requirements of warranties of manufacturers of appliances, equipment, or fixtures.
- H. Any defect or damage which is covered by a manufacturer's warranty that has been assigned to Owner under paragraph 2 of this Limited Warranty.
- I. Failure of Owner to take timely action to minimize loss or damage and/or failure of Owner to give D. R. Horton® timely notice of the defect.
- J. Bodily injury, damage to personal property or damage to real property which is not part of the home which was included in the purchase price stated above.
- K. Insect or animal damage, rotting of any kind.

8. **Arbitration of Dispute**

You begin the arbitration process by giving the Administrator written notice of your request for arbitration of an unresolved warranty issue within twenty (20) days. After the Administrator's receipt of your notice of request for arbitration, any unresolved warranty issue that you have with the Warrantor shall be submitted to the National Academy of Conciliators or to another independent arbitration service that you and the Administrator agree upon. This binding arbitration is governed by the procedures of the Federal Arbitration Act, 9 U.S.C. I et. Seq. If you submit a request for arbitration, you must pay the arbitration fees before the matter is submitted to the arbitration service. After arbitration, the Arbitrator shall have the power to award the cost of this fee to any party or to split it among the parties to the arbitration. The arbitration shall be conducted in accordance with this Limited Warranty and the arbitration rules and regulations to the extent that they are not in conflict with the Federal Arbitration Act. The decision of the Arbitrator shall be final and binding upon all parties.

Since this limited Warranty provides for mandatory binding arbitration of unresolved warranty issues, if any party commences litigation in violation of this Limited Warranty, such party shall reimburse the other parties to the litigation of their costs and expenses, including attorney fees, incurred in seeking dismissal of such litigation. (Reference document WPIC #320, page 320.18, 320.19)

9. **Exclusive Warranty**

D. R. Horton® and the Owner agree that this Limited Warranty on the home is in lieu of all Warranties of habitability or workmanship construction, or any other warranties, express or implied, to which Owner might be entitled except as to consumer products. No employee, subcontractor or agent of D. R. Horton® has the authority to change terms of this One Year Limited Warranty.

PERFORMANCE STANDARDS OF MATERIALS AND WORKMANSHIP ONE YEAR LIMITED WARRANTY AGREEMENT

These performance standards are intended to define the warranty for homes by D. R. Horton®, and to establish a basis for determining the validity of any Homeowner Request for Service under the **ONE YEAR LIMITED WARRANTY AGREEMENT**. Please review the sample **ONE YEAR LIMITED WARRANTY AGREEMENT** for additional terms and conditions.

Only the most frequent items of concern to the Homeowner have been discussed in these guidelines. The mechanical, plumbing, and electrical standards are those contained in the Building Code, Mechanical-Plumbing Code, and Electrical Code of the government entity that has jurisdiction over the construction. Inspection by the government agency will provide evidence of compliance.

To the extent that performance standards for construction have not been enumerated in these guidelines, defects and deficiencies in materials and workmanship will be those recognized under generally accepted standards of the building industry in the state of Georgia. This general standard will be used to determine the validity of Homeowner requests for service on items for which specific standards have not been listed.

The selection of a method to repair an item, or the decision to replace it or to pay the reasonable cost of repair or replacement will be made by D. R. Horton®.

ALL WORK DONE UNDER THE WARRANTY WILL BE IN RESPONSE TO A WRITTEN REQUEST FOR SERVICE FROM THE HOMEOWNER, AND RECEIVED BY D. R. HORTON® VIA U. S. MAIL, FAX OR E-MAIL atlwarranty@drhorton.com.

With the exception of emergency situations as defined under “Emergency Warranty Service”, D. R. Horton® is not obligated to respond to service requested unless submitted in writing to the Warranty Department.

Freeze-ups or damage caused by other natural causes should be reported to your Homeowner’s insurance.

Company personnel are not permitted to perform warranty work in homes at Homeowner's request without first obtaining authorization from D. R. Horton®. Any non-warrantable work performed by a subcontractor without the knowledge and approval of D. R. Horton® will be at the Homeowner's expense.

The Homeowner is provided with manufacturer's literature on consumer products installed in the home. Consumer products are warranted by their manufacturers, not by D. R. Horton®.

Routine maintenance of the home is the Homeowner's responsibility. This includes being aware of and applying the recommended procedures for using and maintaining all components of the house. Information included under the "Homeowner's Responsibility" headings is provided as a convenience to the Homeowner and is not intended to constitute a comprehensive discussion of all maintenance that is required to properly care for the home.

Under the terms of the ONE YEAR LIMITED WARRANTY AGREEMENT, negligence of normal maintenance items can void the warranty on the item involved. Damage to the home which is a result of Homeowner negligence, abuse, misuse, or inaction must be repaired by the Owner at his/her expense. Particularly, in regard to landscaping and protection of foundation and flat concrete, the Homeowner's knowledge and cooperation are vital.

D. R. HORTON® PERFORMANCE STANDARDS

It is impossible to anticipate or adequately describe every item or detail of your new home that may need an occasional adjustment, service or repair. Generally, each part of your home that is exposed to weather, subject to wear and tear from movement or friction, or exposed to accumulation of dirt, will need some ongoing maintenance.

Only the most frequent items of concern to the Homeowner have been outlined in this manual. To the extent that the performance standards for construction have not been specified in these guidelines. Any defects and deficiencies in materials and workmanship described in this section will be those recognized under generally accepted standards of the building industry in the state of Georgia.

LANDSCAPING

Landscape features include all plant materials on the lot of your new home. Trees, shrubs, grass, flowers and pine straw bedding materials are all part of the landscape. Every aspect of the landscape is the responsibility of the homeowner from date of closing. D. R. Horton® does not warrant landscape features beyond the itemized list from the Homeowners Orientation. There are no exceptions.

Further information can be obtained through the Cooperative Extension Service at no cost. Additionally, many nurseries and landscape businesses offer a variety of free information and tips to help you maintain and enhance your landscaping.

DRAINAGE

D. R. Horton® has established the finish grade around each new home to ensure a pattern of water drainage away from the perimeter of the house. Swales have been created to direct the water off of each lot.

Extreme care should be taken by the homeowner to maintain these drainage patterns. Alteration of the established drainage patterns, or negligence to maintain them will cause non-warrantable problems.

DRYWALL

Some slight cracking, nail “pops” and/or seams may become visible in walls and ceilings. These occurrences are caused by the shrinkage of the wood and slight deflection of rafters to which the drywall is attached, and are considered normal.

One time during the warranty period, D. R. Horton® will make minor repairs to drywall for the effects of normal shrinking and nail pops. In some cases, paint touch-up may not match surrounding area. All subsequent drywall repairs made necessary by normal shrinking will be the homeowner's responsibility.

Readily noticeable defects in workmanship or blisters are deficiencies which will be corrected. Repairs will not be made on flaws which are visible under particular lighting conditions.

If the drywall repair is the result of a plumbing leak, roof leak or other warranty-based repair, D. R. Horton® will complete the repair of the damaged area with original paint. In some cases, paint touch-up may not match the surrounding area. Homeowner will be responsible for restoring any custom colors or wallpaper applied after move-in.

HEATING

A heating system shall be capable of producing an inside temperature of at least 70 degrees Fahrenheit as measured in the center of the room at a height of five feet above the floor, under local outdoor winter design conditions.

NOTE: There may be periods when the outdoor temperature falls below the design temperature, thereby lowering the temperature in the house.

In cases of inadequate heating D. R. Horton® will balance dampers, registers, and make minor adjustments one time only during the first year of Warranty coverage.

AIR CONDITIONING

When air conditioning is provided, the cooling system shall be capable of maintaining a temperature of 78 degrees Fahrenheit as measured in the center of the room at height of five feet above the floor, under local outdoor summer design conditions.

NOTE: There may be periods when the outdoor temperature rises above the design temperature, thereby raising the temperature in the house.

In case of inadequate cooling, D. R. Horton® will correct the cooling system to meet the above temperature requirements during the first year of Warranty coverage.

HARDWOOD FLOOR CARE

Hardwood Wood floors have been experiencing a resurgence of popularity in recent years. Once thought to be difficult to care for, hardwood floors are now seen as an easy to maintain, beautiful alternative to tile, vinyl, and even carpet. This is largely a result of improvements in the technology of hardwood floor finishes. These new finishes keeping your hardwood floor looking like new an easy task.	Regular Cleaning Spills and tracking-in dirt can be cleaned with a clean cotton cloth and Bona Kemi Hardwood floor Cleaner or Bruce Dura Luster Cleaner. For overall cleaning, it is never prudent to wet mop or damp mop floors, as wood and water do not mix.		
Protect Your Floor Place throw rugs in front of sinks in your kitchen and any doors leading to the outside where heavy traffic and tracking occurs. However, do not do this until at least two weeks after the finish has been applied. Chairs and any other furniture that are moved frequently should have felt floor guides attached to the bottom to help prevent scratching and wear.	Do Not Use Wax or Spray Buff! Urethane finishes require little maintenance. Do not wax or polish the floor since it will make the floor harder to clean and cause problems for possible future refinishing or recoating.		
Daily Dust Mopping or Vacuuming Regular dust mopping or vacuuming is an essential part of hardwood floor care. A good quality dust mop or vacuum head is the most effective tool for cleaning dust and dirt off the floor. To keep your floor looking it's best, dust mop or vacuum at least twice a week. Dust or vacuum more often with heavy traffic.	Do Not Use Any of the Following or Similar Products <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> Fantastic Formula 409 Endust, etc. Future Brite Pledge </td><td style="vertical-align: top;"> Murphy's Oil Soap Paste Wax Dishwasher Detergent Mop-N-Glo Any other floor polishes </td></tr> </table>	Fantastic Formula 409 Endust, etc. Future Brite Pledge	Murphy's Oil Soap Paste Wax Dishwasher Detergent Mop-N-Glo Any other floor polishes
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The following has been excerpted from a 1992 publication by the National Oak Flooring Manufacturing Association (NOFMA). The purpose of the following section is to clarify the cause of cracks between boards in a hardwood floor and to describe what is common and acceptable shrinkage of a floor during the heating season.

Please review to help eliminate possible questions in the future concerning cracks in your floors.

Cracks Between Boards – Causes

Cracks are the most common cause of complaints on wood floors, and this problem in recent years has been exacerbated by pastel and white (or pickled/bleached) finish colors, which tend to make normal cracks appear much larger than when earth-tone or natural finishes are used.

It is normal for the interior of homes to become dry during heating seasons, for obvious reasons. Explained in the introduction, under this circumstance wood floors also dry out and shrink slightly. Properly made and properly installed wood floors should be expected to have “hairline cracks” between boards in dry months in most areas of North America. Depending on the width of the boards used, the size of the room, and the severity and duration of low outside temperatures (and hence the intensity of heating), the term “hairline cracks” can have various interpretations.

Generally, “hairline cracks” can be considered to be normal if, in strips 2 ¼” wide or less:

1. They close up during non-heating months, and
2. They are not wider than the thickness of a dime in some locations, and vary from the thickness of a piece of stationary in most areas to scattered larger cracks up to the thickness of a dime.

Plank or strip floors sometimes “panelize” due to movement of under floor construction, or if the finish cements individual boards into panels, so that all the shrinkage is concentrated into only a few cracks, with other joints remaining tight together. In this event, the cracks that do appear will be considerably wider than the thickness of a dime.

Plank floors, because of the widths involved, and some parquet floors, can shrink individually up to 2 ½ times as much as 2 ¼” strip floors. Cracks that result can therefore be much larger than in strip, and still be normal. If the floor expands so that cracks disappear in high humidity sessions, it should be considered normal.

Abnormally large cracks in wood floors, which do not close up in summer months, can have either job related or manufacturing defects as the cause. Job inspections should be designed to determine which is the case.

Cupping and Crowning

Cupping occurs when the edges of a board are high and center of the board are lower. Crowning is the opposite of cupping, the center of the board is higher than the edges.

Some slight cupping and crowning can occur naturally and should be tolerated. They are usually only slightly visible **unless** the floor is viewed across boards and against a strong, low light source such as a patio door or window wall. It is often noticed while the house is still unoccupied, but furnishings make it seem more normal as the strong light reflection is softened and angles of view are changed.

OVERALL CARE FOR NEW LANDSCAPE

SOD

Please water your newly laid sod on a daily basis. Active growing green sod will require more water than brown dormant sod. Rule of thumb is to water so the sod becomes “squishy” like a sponge. Do this for a period of one week. After the first week, cut back watering to every other day for a week, then twice a week, about one hour per acre will be sufficient. On the other hand, dormant sod should be watered to the “squishy” level once or twice a week depending on the air temperature. Even though the top of the sod is brown, the root system will still continue to put out roots. Again, depending on the temperatures the sod will usually start to green up around the end of March to the first of April.

MOWING HEIGHTS

This is usually personal preference, but sod growers recommend Bermuda to be at least 1” to 1 ½” tall. Fescue should be at least 3”, which usually is raising the mower’s deck all the way up. If you are cutting Bermuda or Fescue, keep your mower blades sharp. A dull mower blade will “shred” the grass blades, allowing disease to invade your lawn. A sharp blade will give a more manicured look and an even cut lawn.

FERTILIZATION

Try to use an even balanced fertilizer. For instance, 13-13-13 is evenly balanced. The same ingredients, Nitrogen-Phosphorous-Potassium, or N-P-K are balanced in equal amounts. If you have access to a good spreader, you can apply your fertilizer in the Spring and early Summer. After application is made, water it thoroughly to prevent burn. Fertilization of your shrubs and trees can be handled by a lawn care company. If you would like to try your hand at this, consult your local nursery. Different plant species will require different fertilizers at different times of the year, depending on temperatures and growth rates. Trees and shrubs which bloom need to be fertilized after they are finished blooming. Fertilizing before hand will cause the plant to go into shock and not bloom.

FESCUE

Fescue is a clump grass which means where ever a seed is put a clump of fescue will germinate. Fescue needs to be aerated, limed, fertilized, and seeded in the Fall. Any bare areas need to be lightly covered with wheat straw to keep the seed bed moist. Fescue has a natural tendency to thin out every summer, thus requiring the over seeding yearly in the Fall.

ROOF & HVAC LEAKS

Unfortunately, in some cases, roofs, HVAC condensation lines and plumbing pipes may leak. If you have a leak, please follow the guidelines listed below:

Roof

1. Place a bucket under the leak to prevent further damage (please keep hardwoods dry).
2. Notify the Warranty Department of the problem.
3. If any personal items are damaged you need to report them to your homeowners' insurance. If the leak occurs from a light fixture, or involves anything electrical, please notify the electrician listed on the emergency sticker that is located at your hot water heater or on the inside door panel of electrical box. DO NOT use the light fixture(s) and make sure you turn off the breaker until the issue is resolved.

HVAC

1. Please turn off the air conditioner immediately. Air conditioners do not produce water if they are turned off.
2. Contact the HVAC contractor listed on the emergency sticker located at your hot water heater or on the inside door panel of electrical box, anytime you have an HVAC leak and if you see water running from your secondary drain line that comes out of your siding over a bedroom window.
3. Follow instructions under Roof Section #1, 2 and 3.

D. R. Horton is committed to correcting the problem effectively and efficiently, but due to weather conditions, it will be impossible to resolve roofing issues until the weather permits. Roofers and roofing contractors will not respond or access a roof when it is raining.

D. R. Horton, Inc.

WINTERIZING YOUR NEW HOME

During cold conditions it is the Homeowner's responsibility to winterize the home. The following steps are required:

1. Turn the interior (hose bib) cut off valve for water off.
2. Open the hose bib located on the exterior of the house.

Normally there are two hose bibs, one located in front and one in the rear of the house. Locations of cut off valves (shown at time of orientation) will vary in location. Some will be under the kitchen sink, in basement ceiling, at hot water heater, or under vanity sink.

If these steps are not followed when the temperature drops below freezing, the possibility of pipes freezing and braking are high. This is not warrantable and will be the Homeowner's responsibility to repair.

HOMEOWNER TOOL LIST

Caring for your new home is made easier when you have the appropriate tool. We have compiled the following list of tools as a suggestion for our new home owners, however it is not necessary to purchase a large number of specialty tools. A fairly short list of tools and supplies will keep you going in most situations.

- Adjustable Wrench
- Assorted nails, brads, screws, nuts, bolts and washers
- Assorted rags
- Buckets
- Caulking Gun
- Claw Hammer
- Duplicate keys
- Fire Extinguisher
- First Aid Kit
- Hand Saw
- Rake
- Level
- Needle-nose pliers
- Plane
- Putty knife
- Rubber mallet
- Safety goggles
- Screwdrivers (small, medium and large, standard and Phillips)
- Electric drill
- Tape measure
- Work gloves

GLOSSARY

-A-

- Aerator:** A small, removable extension at the tip of a sink faucet, with air ports and a screen, which mixes water with air to reduce splashing and conserve water.
- Aggregate:** Refers to the gravel or stone which is used in concrete mix.
- Air Duct:** A pipe or tube (round square or rectangular) for conducting air in a ventilation system.
- Anchors:** Devices (usually metal) used in building construction to secure one material to another, such as nails, screws, bolts, etc.
- Asphalt Shingles:** Composition roof shingles made from asphalt-impregnated felt (often with fiberglass base) and covered with mineral granules.
- Attic:** A story built above the wall cornice.

-B-

- Backfill:** Earth/soil used to build up and fill in areas around foundation walls.
- Baseboard:** The finish board covering the interior wall where the wall and floor meet.
- Batt Insulation:** Typically, a pre-sized blanket of mineral-fiber insulation placed between wall, floor, ceiling, or roof framing members.

Bay Window	A window (of any shape) projecting out from a building and forming a recess in the building interior.
Beam:	A structural member whose prime function is to carry transverse loads, as a joist, girder, rafter, or purlin.
Blisters:	Small blisters, bubbles, or bulges in a drywall finish coat.
Brick Veneer:	A facing of brick laid against a wall and not structurally bonded to the wall.
BTU:	(British Thermal Unit) The amount of heat required to raise the temperature of one pound of water one degree Fahrenheit.
Building Line:	Setback restrictions on property, established by zoning ordinances, beyond which a building must be placed.

-C-

Cantilever:	A projecting beam or structural member anchored at only one end.
Cased Opening:	An opening finished with trim, but without a window or a door.
Casing:	Trim around window and door openings.
Cast-In-Place:	A term most often used in reference to concrete, it refers to concrete is allowed to harden where it is placed, as opposed to precast concrete.
Catch Basin:	A cistern located at the point where a gutter (street) discharges into a sewer to catch debris. Also, a reservoir to catch and retain surface drainage.

Caulking:	Soft elastic material used to seal small openings around doors, windows, etc.
Ceiling Joist:	A structural wood member designed to support the finished ceiling.
Cement:	Any material that causes other materials or articles to bind together. For example, in manufacturing concrete, cement would cause the sand, coarse aggregate, and steel reinforcing to bind together.
Ceramic Tile:	A thin piece of fired clay. Ceramic tile can be made in any shape or color, glazed or unglazed, and can be used on just about any surface (floors, counters, walls, etc.).
Chalking:	The formation of a powdery surface condition caused by the disintegration of a binder or elastomer, as in a coating such as cement.
Chase:	A vertical channel or shaft designed to receive pipes, ducts, or wiring.
Circuit:	Closed wiring or conductor through which an electric current can pass.
Circuit Breaker:	An electrical device for opening and closing a circuit, designed to open the circuit automatically upon flow of a predetermined value of abnormally high current. May be repeatedly re-closed and reused as an automatic over-current protection device without replacement of any components.
Clean Out:	Usually found on plumbing plans, this term refers to a removable plate or plug providing access to a drainage pipe to allow cleaning.
Concrete:	A composite material that consists essentially of a binding medium which is mixed with particles or fragments of aggregate.

Condensate:	The liquid formed by the condensation of vapor. In steam heating, water is condensed from steam; in air conditioning, water is extracted from the air.
Control Joints:	A groove that is formed, sawed, or tooled into a concrete or masonry structure. Control joints regulate the location and amount of cracking/separation resulting from the dimensional changes of different parts of the structure, thereby preventing areas of high stress.
Corner Bead:	A formed strip of galvanized iron, sometimes combined with a strip of metal lath, which is placed on corners to reinforce them before plastering.
Cornice:	Molded projection of the roof overhang at the top of a wall.
Crawlspace:	In a house without a basement, an unfinished accessible space below the first floor, usually less than a full story in height, typically enclosed by the foundation wall.
Curles:	The distortion of a shingle, originally linear or planar, so that it is curved in shape.

-D-

Deck:	(1) The flooring of a building or other structure. (2) A flat open platform, as on a roof. (3) The structural surface to which a roof covering system is applied. (4) The Top section of a mansard or curb roof when it is nearly flat.
Deflection:	(1) Any displacement of a body from its static position, or from an established direction or plane, as a result of forces acting on the body. (2) The deformation of a structural member as a result of loads acting on it.

Delaminated:	Any failure in a laminated structure, characterized by the separation or loss of adhesion between plies, as in built-up roofing or glue-laminated timber.
Double Hung:	A window having two vertically sliding sashes, each closing a different part of the window. The weight of each sash is counterbalanced for ease of opening and closing.
Downspout:	A vertical pipe, often made of sheet metal, used to conduct water from a roof drain or gutter to the ground or cistern.
Drafts:	A current of air or gasses that flow through a flue, chimney, or heater; or a localized air current that results in more heat being withdrawn from a person's skin than is normally dissipated.
Drainage:	The system within a structure that conveys water from the point of origin to a point of disposal.
Drywall:	An interior wall constructed with a drywall finish material such as gypsum board or plywood.
Ductwork:	The ducts in a heating, ventilating, or air conditioning system.

-E-

Eave:	The lower edge of a sloping roof; the part of the roof that projects beyond the wall.
Excavation:	The removal of earth/soil from its natural position.
Expansion:	The increase in length or volume of a material or body, caused by temperature, moisture, or other environmental conditions.

-F-

Fading:	The loss of color of a paint or finish, caused by exposure to sunlight and weather.
Faucet:	A water outlet valve.
Finish Flooring:	The material used for the finish floor surface, such as hardwood, terrazzo, tile, etc.
Finish Grade:	The top surface of lawns, walks, and drives, or other improved surface after completion of construction or grading operations.
Flashing:	A thin impervious material placed in construction (e.g., in mortar joints and through air spaces in masonry) to prevent water penetration and/or provide water drainage, especially between a roof and wall, and over exterior door openings and windows.
Floor Joist:	Any joist which carries a floor.
Flue:	An incombustible and heat-resistant enclosed passage in a chimney to control and carry away products of combustion from a fireplace, furnace, or boiler to the outside air.
Footing:	The portion of the foundation of a structure that transmits loads directly to the soil, such as the widened part of a wall or column, the spreading courses under a foundation wall, the foundation of a column, etc. Footings are used to distribute the weight of a load over a greater area in order to reduce or prevent settling.
Foundation/ Foundation Wall:	(1) Any part of a structure that serves to transmit the load to the earth or rock, usually below ground level. (2) The entire masonry substructure.

Foundation

Drain Line: Tile or piping for the collection of sub-surface drainage, dispersion of septic tank effluent, or similar fluids.

Foundation Vapor

Barrier: A material, usually a membrane or applied compound, used to make a surface impervious to water.

Fuse: An over current protective device consisting of a metal strip, ribbon, or wire which is designed to open an electric circuit by melting if a predetermined current is exceeded.

-G-

Gable: The vertical triangular portion of the end of a building with a double-sloping roof. Running from the level of the cornice or eaves to the ridge of the roof.

Glazing: The placement or setting of glass into an opening or frame.

Grade: The elevation, level, or slope of the ground at the outside walls of a building, or elsewhere on the building site.

Ground Fault

Interrupter (GFI): A device designed to trip a circuit at a ground current well below normally harmful levels. Ground fault protection circuits are typically used in areas with a high risk of electrical shocks (damp areas, or near sinks and vanities).

Grouting: Thin mortar that can be poured or pumped into joints, spaces, and cracks within masonry walls and floors, or between pre-formed roof deck units.

Gutter: A shallow metal channel set immediately below and along the eaves of a building to catch and carry rainwater from the roof.

Gypsum Wallboard: A gypsum board used primarily as an interior surfacing in building.

-H-

Habitable: A space used for living, sleeping, eating, or cooking (or combinations thereof), but not including bathrooms, closets, halls, storage rooms, utility and similar spaces.

Hardware: Metal products used in construction, such as bolts, nails, screws, etc. (see rough hardware), and fittings, such as catches, hinges, locks, etc. (see finish hardware).

Heaving: The upward movement of soil caused by expansion or displacement, usually as a result of moisture absorption, the removal of overburden, the driving of piles, or the action of frost.

-I-

Infiltration: The seepage or flow of air into a room or space through cracks around windows, under doors, etc.

Insulated Window: Window consisting of two (or more) glass panes that are separated by a hermetically sealed airspace, joined around the edges, and sealed.

Insulation: A material providing high resistance to heat flow; usually made of mineral wool, cork asbestos, foam glass, foamed plastic, diatomaceous earth, etc. Usually manufactured in the form of batts, blankets, blocks, boards, granular fill, or loose fill.

-L-

Louvers: An assembly of sloping, overlapping blades or slats. May be fixed or adjustable, and are designed to admit air and/or light in varying degrees, and to exclude rain and snow. Used in doors, windows, and in the intake and discharge of mechanical ventilation systems.

-M-

Mildew: A fungus that grows and feeds on paint, cotton and linen fabric, etc. which is exposed to moisture; causes discoloration and decomposition of the surface.

Monolithic Slab: Reinforced concrete cast with no joints other than construction joints.

-N-

Nail Pops: A nail that comes loose from a stud and pushes joint compound up. Caused by normal wood shrinkage and home settlement.

Non-Bearing Wall: A wall subject only to its own weight and to wind pressure.

-P-

Peels (Paint): A defect in paint film or plaster finish that causes the film or finish to lose its adhesion to the substrate, so that it can be removed in strips.

Pitch:	The slope of a roof, usually expressed as a ratio of vertical rise to horizontal run, or in inches/centimeters of rise per foot/meter of run.
Pitting:	The development of small cavities in a surface, owing to phenomena such as corrosion, cavitations, or (as in concrete) localized disintegration.
Plumb:	Exactly vertical (as compared to level).
Pointing:	(1) In masonry, the final treatment of joints by the troweling of mortar or a putty-like filler into the joints. (2) The material with which the joints are filled. (3) The removal of mortar from between the joints of masonry units, and the replacing of it with new mortar.

-R-

Rake:	A slope or inclination, such as the inclination (from the horizontal) of an auditorium floor.
Receptacle:	A device that is installed in an outlet box to receive a plug for the supply of electric current to an appliance or portable equipment.
Register:	A grille having a damper for regulating the quality of air passing through it.
Resilient Flooring:	A manufactured interior floor covering, in either tile or sheet form, which is resilient.
Resurface:	The placing of a supplemental surface on an existing surface to improve its conformation or to increase its strength.
Ridge board:	A longitudinal member at the apex of a roof which supports the upper ends of the rafters.

Roof Sheathing: The boards or sheet material, especially plywood, fastened to the roof rafters, onto which the shingle or other roof covering is laid.

Roofing: Any material used as a roof covering (such as shingles, slate, sheet metal, or tile) to make it wind and waterproof, and often to provide thermal insulation; also called roof cladding.

Roofing Felt: A roofing material manufactured by saturating a dry felt with an asphalt and then coating the saturated felt with a harder asphalt mixed with a fine mineral, glass-fiber, asbestos, or organic stabilizer; available in forms of rolls.

-S-

Scaling: Local flaking or peeling away of the surface portion of concrete or mortar.

Screen:

- (1) Any construction whose essential function is merely to separate, protect, seclude, or conceal, but not to support.
- (2) A covered framework, either movable or fixed, which serves to protect from the sun, fire, wind, rain, or cold.
- (3) A metallic plate or sheet, a woven wire cloth, or other similar device, with regularly spaced apertures of uniform size, mounted in a suitable frame or holder.

Sealant: Any material or device used to prevent the passage of liquid or gas across a joint or opening; a sealer.

Seam

(Drywall, Carpet): A joint between two sheets of material.

Settling: The sinking of pigments or other solid matter in paint with a consequent accumulation on the bottom of the can.

Sheathing:	The covering (usually wood boards, plywood, or wallboards) placed over exterior studding or rafters of a building that provides a base for the application of wall or roof cladding.
Shingle:	A roofing unit of wood, asphaltic material, slate, tile, concrete, asbestos cement, or other material, which is cut to stock lengths, widths, and thickness, and is used as an exterior covering on sloping roofs and side walls. Typically applied in an overlapping pattern.
Siding:	The finish covering of an exterior wall of a frame building. Siding may be a cladding material such as wood, aluminum, or asbestos-cement (but not masonry), and is typically applied vertically or horizontally.
Slab:	(1) A concrete mat poured on sub grade, serving as a floor rather than as a structural member. (2) A flat thick slice or plate of material such as stone, wood, concrete, etc.
Spackle:	(1) A paste, compound, or powder which can be mixed into a paste and used to fill holes, cracks, and defects in wood, plaster, wallboard, etc. (2) To obtain a smooth surface.
Spalling:	The flaking of brickwork due to frost, chemical action or movement of the building structure.
Splash Block:	Small masonry block laid on the ground below a downspout to carry roof drainage away from a building and to prevent soil erosion.
Splitting:	A defect in a painted surface caused by the penetration of solvents that are contained in a fresh coat of paint, into an older layer of paint over which the fresh coat has been applied. Splitting is likely to occur when the older layer of paint has been sanded too much.

Stoop:	A platform or small porch, usually up several steps, at the entrance to a house.
Stud:	An upright post or support, especially one of a series of vertical structural members which act as the supporting elements in a wall or partition.
Sub floor:	A rough floor, laid on joists, which serves as a base for the finished floor.
Swale:	(1) A tract of low, usually wet land. (2) A depression in a stretch of otherwise flat land.
Switch:	A device used to open or close an electrical circuit or to change the connection of a circuit.

-T-

Tolerance:	The permissible deviation in a specified size or dimension.
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-V-

Valley:	The trough or gutter formed by the intersection of two inclined planes of a roof.
Vent:	A pipe installed to provide a flow of air to or from a drainage system, or to provide a circulation of air within such system to protect trap seals from siphonage and back pressure.

-W-

Warping:	The deviation of a surface from its original or intended shape, as a concrete slab or wall surface; especially caused by moisture and temperature differentials.
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