TABLE OF CONTENTS

Preface 1
Our Commitment To You 1
About This Guide 2

Customer Service 3
How to Request Customer Service 5
Emergencies 6
Electrical 6
Heating and Air Conditioning 6
Plumbing 6

Warranties 9
Limited Warranty 9
Manufacturer's Information 11
Mold Prevention 12

Inspection Checklists 15

Maintenance of Your Home 27
Exterior
Address Numbers 28
Attic Vent Screening (Block Vents) 29
Attic Vent Screening (Gable End) 30
Attic Vent Screening (Roof Vents) 31
Deck (Anti-slip Coating) 32
Deck (Composite) 33
Deck (Waterproof) 34
Deck (Wood) 35
Door Chime 36
Doors 37
Drains and Scuppers 40
Fascia 41
Foundation 42
Garage Door Hardware 43
Garage Door Opener 44
Garage Doors (Metal) 45
Garage Doors (Wood) 46
Gas Meter 47
Metal Vents/Flashing/Utility Panels 48
Pest Control 49
Railings (Metal) 50

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Railings (Wood) 51
Shutters 52
Siding and Shingles 53
Stucco 54
Windows 55
Grounds
Gates and Fences (Metal) 57
Gates and Fences (Wood) 58
Handrails (Metal) 59
Handrails (Wood) 60
Landscape Drains 61
Mailbox 62
Parking Spaces 63
Perimeter Fences 64
Perimeter Walls 65
Retaining Walls 66
Shade Structures 67
Sidewalks and Driveways 68
Sound Walls (Metal) 69
Sound Walls (Vinyl) 70
Sound Walls (Wood) 71
Stair Stringers (Metal) 72
Stair Stringers (Wood) 73
Unit Entry Gates (Steel) 74
Unit Entry Gates (Wood) 75
V-Ditch Drain System 76
Interior
Bathroom Waterproofing 77
Cabinets 78
Carpet 80
Closet Shelf Systems 81
Condensation 82
Cooktop (Electric) 84
Cooktop (Gas) 85
Countertops 86
Dishwasher 88
Dryer Vent 89
Drywall 90
Exhaust Fans 92
Fireplaces 93
Floor Coverings 94
Food Waste Disposer 98
Lint Trap and Blower 100
Microwave Oven 101
Mirrors 102
Oven (Electric) 103
Oven (Gas) 104
Paint and Stain 105
Plumbing Fixtures 108
Range and Oven (Electric) 111
Range and Oven (Gas) 112

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Refrigerator 113
Shower and Bath Enclosures 114
Ventilation Hood 115
Ventilation Hood (Microwave) 116
Wall Heaters 117
Wardrobe Doors 118
Washer and Dryer 119
Wine Storage 120
Roofing
Gutters and Downspouts 121
Roof Drains (Flat Roof) 122
Roofing 123
Utility System
A/C Condensation Drain Line (Condensate Pump) 124
A/C Secondary Condensation Drain Line (Bathtub) 125
A/C Secondary Condensation Drain Line (Exterior) 126
Electrical System 127
Electrical System - Lighting Controls 132
Electrical System - Lighting Fixtures 133
Fire Sprinkler Systems 134
Heating and Air Conditioning (HVAC) System 135
Hose Bibbs and Shutoff Valves 139
Methane Gas Mitigation System 140
Plumbing System 141
Smoke Detectors 144
Sump Pumps 145
Thermostat 146
Water Heater (Tank) 147
Water Heaters (Tankless) 148
Water Pressure Regulator 149
Water Shutoff Valves 150

Glossary 151

A 151
Aerator 151
Air Gap 151
Alkali 151
Association 151
B 151
Ball Cock 151
Baseboard 151
Builder 151
C 151
Caulking 151
Circuit Breaker 151
Concrete Dusting 151
Common Area / Common Element 151
Condenser 152
Corner Bead 152
Countertops, Solid Surface 152

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Cultured Marble 152
D 152
Damper 152
Declaration 152
Dehumidifier 152
Delaminating 152
Drywall 152
E 152
Efflorescence 152
Evaporator 152
F 152
Face Frame 152
Face Nailing 153
Fascia 153
Fillers 153
Flashing 153
Flue 153
Fluorescent 153
Fob 153
G 153
Governing Documents 153
Graphite Lubricant 153
Ground Fault Interrupter (GFI) 153
Grout 153
H, J, K 153
Hardware 153
Header 153
Joint Compound 153
Joists 153
Keeper Plate 154
L, M, N 154
Lippage 154
Lockset 154
Masonry 154
Mastic 154
Moldings 154
Nail Pops 154
O, P, Q 154
Pointing 154
Post-Tensioned Slab 154
R 154
Rafters 154
Resilient Flooring 154
S 154
Scaling 154
Settling 154
Silicone 154
Spackle 155
Spalling 155
Stucco 155
Subcontractor 155

Subfloor 155
T 155
Thermostat 155
Trusses 155
U, V, W 155
Underlayment 155
Vacuum Breaker 155
Valve Seat 155
Vitreous China 155
Weep Holes 155
X, Y, Z 155

PREFACE

OUR COMMITMENT TO YOU

Dear Homeowner:

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

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

The features and systems in your new home require routine maintenance by you. Some parts of the building and some of the interior components may fall under the maintenance responsibility of the Association of which you became a member when you purchased your home. Refer to the Maintenance section in this Manual and, if necessary, please consult a professional for advice on your maintenance requirements. We do not repair damage caused by you or any third party after the Close of Escrow, or damage caused by deterioration and destruction.

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

Very truly yours,

D.R. Horton Inc.-Portland

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ABOUT THIS GUIDE

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

Please bring this Manual with you every time you visit the Community, meet with your Sales Representative or have any meeting to discuss your home.

You will find the answers to most of your questions in this Manual.

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

Your home comes with a Customer Service program and Limited Warranty provided by D.R. Horton Inc.-Portland. Information on our Customer Service program and Limited Warranty can be found in this Manual and we recommend you review this information carefully. If you have questions before you move in, contact your Sales Representative.

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

Contact our Customer Service Department with any questions and to request service after you move in.

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CUSTOMER SERVICE

The D.R. Horton Inc.-Portland Customer Service program, Limited Warranty and ten year structural warranty provided by a warranty company have been designed to provide service to you and any subsequent purchaser of your home, as set forth below, during the Warranty period, which will begin on the date you close escrow on your home.

The program, including the Limited Warranty and the ten year structural warranty provided by a warranty company (copies of which are included as part of your Purchase Agreement), is expressly limited by the "Exclusions" and may not be modified, revised, extended, or supplemented except in writing signed by D.R. Horton Inc.-Portland Management and you. Please read the Limited Warranty and the ten year structural warranty provided by a warranty company completely and ask questions if there is anything you do not understand. Within the Limited Warranty and the ten year structural warranty provided by a warranty company, the "Defined Terms", "Exclusions" and "General Provisions" sections provide answers to most questions.

Prior to requesting service under this Program, please make sure to read the section related to the components for which you will be requesting service, as set forth in this Manual.

Of course, while D.R. Horton Inc.-Portland is pleased to offer you this Program, this Program does not excuse or limit the need for you to care for and maintain your home. You are required to properly maintain your home and to take all steps necessary to prevent damage to your home and ensure proper functioning of your home and its systems.

The D.R. Horton Inc.-Portland Customer Service Department is responsible for administering your Customer Service program during the Warranty Period.

Customer Service will respond to all service requests as quickly and efficiently as possible. If any need for Customer Service or Limited Warranty service arises, we will attempt to complete such service 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 can be caused by shortage of materials, back-ordered parts from manufacturers, labor problems, weather delays and/or by limited access to your home. Customer Service work will be scheduled Monday through Friday from 7:30 **am until 3:30 pm.**

D.R. Horton Inc.-Portland representatives and our subcontractors will not enter your home in your absence to make repairs after you have moved in unless a responsible adult, designated by you, is present. We will contact you to make arrangements to meet you at your home. Please note that service work can be delayed because of any special scheduling requirements you may have.

D.R. Horton Inc.-Portland is not responsible for pets and/or for their security. We strongly advise that pets be removed from the work area when service work is being performed and they should not be allowed to return to the area until you have inspected the work area and determined that it is secure and ready for a safe return.

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Service calls may need to be scheduled for more than one date or time according to the scope of work necessary. For example, drywall repairs may take more than one trip to complete. Repairing or adjusting certain components of your home may require specialty vendors. These vendors may call you directly to schedule their work.

IF YOU BELIEVE YOU HAVE AN EMERGENCY REQUIRING IMMEDIATE ATTENTION, PLEASE REFER TO "EMERGENCIES" ELSEWHERE IN THIS SECTION. IF YOUR SITUATION IS NOT AN EMERGENCY, PLEASE FOLLOW THE STEPS ON THE NEXT PAGE FOR REQUESTING SERVICE.

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HOW TO REQUEST CUSTOMER SERVICE

For your records, to assure quality and so that we may maintain a complete file on your home, requests for service must be submitted in writing. You can submit the request by mail, fax, e-mail or online.

D.R. HORTON INC.-PORTLAND
Attention: West Region Customer Service
21300 Victory Boulevard, Suite 700
Woodland Hills, CA 91367
Phone: (866) 779-7740
Fax: (866) 948-2204
e-mail: westregioncustomerservice@drhorton.com
website: www.drhorton.com

Please submit your request, including your lot number, address, e-mail address and best phone numbers to reach you. Provide a brief description of the work requested and its location in your home. For example, please indicate the room, the location in the room and a general description of the problem.

When we receive your Service Request, we will make a determination as to whether the service will be performed by us (if the item is our responsibility under the Customer Service program or the Limited Warranty), whether it is the responsibility of a manufacturer, or if it is your responsibility. It may be necessary for a Customer Service Representative to inspect your home to have a complete understanding of the items requested before this determination can be made.

Building industry standards and the original design concepts of your home will be used to select the materials and the workmanship practices that are employed in service, repairs and replacements.

Our Customer Service Representatives in the field do not have permission to authorize repair work by others, and they do not have the authority to extend or alter your Customer Service program or Limited Warranty in any way.

If you are dissatisfied with the quality of work or the level of professionalism displayed by one of our subcontractors or employees, please contact our Customer Service Department immediately. Your comments help us maintain the highest possible level of service.

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EMERGENCIES

We define emergencies as problems that require immediate attention to protect you and your family from harm and to avoid damage to your home or neighboring homes.

IF CONFRONTED WITH A FIRE OR LIFE-THREATENING EMERGENCY

DIAL 911

If an emergency should happen, 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.

24-Hour Emergency Hotline

(866) 779-7740

Do not delay in reporting an emergency. Damage caused by a delay in reporting an emergency will not be the responsibility of D.R. Horton Inc.-Portland.

> NOTE: NON-EMERGENCY REPAIRS THAT ARE REQUESTED BY YOU AND ARE PERFORMED AFTER BUSINESS HOURS, ON WEEKENDS OR ON HOLIDAYS WILL BE INVOICED TO YOU AT PREVAILING HOURLY OVERTIME LABOR RATES.

If your situation does not fall within the emergency guidelines, you should use the procedures outlined in this Manual for requesting Customer Service. Problems that typically qualify as emergencies include:

ELECTRICAL

A total electrical failure, other than an outage in the entire neighborhood. Please do not call unless your electrical system has been checked and your circuit breakers have been reset.

HEATING AND AIR CONDITIONING

A total loss of heating or air conditioning during extreme weather conditions. We define extreme conditions for heating as any time the heating unit does not work in any room and the outside temperature falls below 50 degrees. The failure of air conditioning is not normally an emergency unless the lack of air conditioning jeopardizes the health of someone in your home. If these conditions are not met, the situation will be handled during regular business hours.

PLUMBING

A total stoppage of the plumbing and/or sewer system. If your plumbing system ceases to work, none of your sinks, tubs or toilets will function properly. If one toilet is working properly, do not place an emergency call.

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A water leak which requires that the entire water supply to your home be shut off to avoid serious water damage. A leak which can be isolated by the shutoffs under the cabinet or plumbing fixture does not constitute an emergency.

> DAMAGE FROM A WATER LEAK CAN BE MINIMIZED BY TURNING OFF THE WATER TO A PARTICULAR FIXTURE OR TURNING OFF THE WATER MAIN TO YOUR HOME. IT IS YOUR RESPONSIBILITY TO KNOW WHERE THE MAIN WATER SHUTOFF TO YOUR HOME IS LOCATED, AND TO KNOW HOW TO TURN THE WATER OFF IN AN EMERGENCY. IF YOU DO NOT KNOW, PLEASE CONTACT CUSTOMER SERVICE IMMEDIATELY.

EMERGENCY SERVICE REQUESTS – In the event of emergency only, service requests may be made by telephone to our Customer Service Department, but must be followed up promptly with a written request.

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WARRANTIES

LIMITED WARRANTY

Your new D.R. Horton Inc.-Portland home is covered by a Limited Warranty issued by D.R. Horton Inc.-Portland and a ten year structural warranty provided by a warranty company. Additional warranties are also provided by many of the manufacturers of appliances and other components included in your new home. D.R. Horton Inc.-Portland warrants the Fit and Finish components to be free from Cosmetic Defects for a period of one year from the Close of Escrow, subject to the Exclusions, which apply both to the Limited Warranty and to the Customer Service program.

PLEASE NOTE THAT COSMETIC DAMAGE TO THE FIT AND FINISH COMPONENTS IS ALSO THE TYPE OF DAMAGE THAT OCCURS EASILY DURING MOVE IN. THEREFORE, THE ONE-YEAR FIT AND FINISH WARRANTY MAY NOT COVER DAMAGE TO THESE ITEMS, IF ANY, WHICH IS NOT NOTED IN WRITING DURING THE WALK-THROUGH, PRIOR TO MOVE IN.

We suggest that you read and become familiar with the terms of each of these warranties. The D.R. Horton Inc.-Portland Limited Warranty does not cover any appliances or components for which the manufacturer has issued a warranty. In the event that any service is required for such products, you should first consult the manufacturer's care and maintenance information for assistance. If further information or service is desired, call the individual manufacturer's representative directly for assistance.

Additional information can also be obtained by visiting each manufacturer's website.

In the event that you are unable to obtain satisfactory service from the manufacturer, please do not hesitate to contact us and we will provide further assistance as necessary.

The D.R. Horton Inc.-Portland Limited Warranty covers only the structure and expressly excludes injuries or losses, such as bodily injury, property damage, economic or consequential damages occurring to any person or property because of any defect in the home. Please review the specific terms and conditions of your warranties carefully.

REPAIR MATERIALS/SUBCONTRACTORS – ALL REPAIRS WILL BE MADE WITH MATERIALS OR COMPONENTS IDENTICAL TO, OR OF AN EQUAL OR BETTER GRADE OR QUALITY THAN, THE MATERIALS OR COMPONENTS USED IN THE ORIGINAL CONSTRUCTION OF THE HOME. D.R. HORTON INC.-PORTLAND HAS THE RIGHT TO CHOOSE THE MATERIALS AND COMPONENTS AND THE SUBCONTRACTORS USED FOR REPAIR OR REPLACEMENT WORK IN ITS SOLE DISCRETION.

NO OBLIGATION FOR REIMBURSEMENT – D.R. Horton Inc.-Portland has no obligation to reimburse you for work performed by you, or for amounts paid by you for repair or replacement of any item which has not been pre-approved in writing by D.R. Horton Inc.-Portland. This is another reason it is important you contact D.R. Horton Inc.-Portland for all of your warranty concerns.

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ASSIGNMENT OF INSURANCE – In the event D.R. Horton Inc.-Portland repairs, replaces, or pays you the cost to repair or replace any item included in this Program for which you are covered by any other insurance, you hereby assign to D.R. Horton Inc.-Portland all rights, proceeds and payments under such insurance to the extent of the actual cost incurred by D.R. Horton Inc.-Portland, and you hereby authorize D.R. Horton Inc.-Portland to file a claim against such insurance on your behalf. You agree further to cooperate with D.R. Horton Inc.-Portland, at no out-of-pocket cost to you, with respect to any such claim.

Neither D.R. Horton Inc.-Portland nor product manufacturers are responsible for the normal care and maintenance of your home, its appliances, or components. The care and maintenance of these items are your responsibility. For this purpose, we have provided care and maintenance information, monthly maintenance checklists and contact information for manufacturers. Please review this information carefully and contact us if you have any questions.

Since your home is a large and complex product, it may require certain adjustments during your first year of ownership. Therefore, D.R. Horton Inc.-Portland has established one of the most comprehensive Customer Service programs in the homebuilding industry.

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MANUFACTURER'S INFORMATION

Appliances and other equipment in your new home will usually be covered by a manufacturer's warranty. At the Walk-Through, you will receive warranty packets on each covered item and should immediately read the materials and complete and return the warranty registration cards. These warranties usually extend one year from the original Close of Escrow, unless the manufacturer specifies a greater period.

If you find a defect or malfunction in any of the items covered by manufacturer's warranties please contact the manufacturer directly using the method prescribed in the warranty packet. Be sure you know the model and serial number of the covered product and the date of Close of Escrow of your home. If you need assistance in contacting the manufacturer, or are not getting the problem resolved to your satisfaction during the warranty period, please notify D.R. Horton Inc.-Portland in writing and a Customer Service Representative will assist you.

Typically, items covered by manufacturer's warranties include, but are not limited to:

- Air conditioning units
- Appliances
- Ceiling fans
- Fireplaces
- Furnaces
- Garage door openers
- Garbage disposers
- Intercoms
- Plumbing Fixtures
- Security systems
- Smoke detectors
- Sound systems
- Thermostats
- Water heaters
- Windows

D.R. Horton Inc.-Portland hereby assigns to you its interest in any manufacturer's warranty for mechanical equipment, appliances, fixtures and other manufactured items and consumer products within the home. The manufacturer's warranties will be delivered to you at the time of your Walk-Through.

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MOLD PREVENTION

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

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

Moisture in the home can have many sources. Spills, leaks, overflows, condensation and high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effort to prevent or eliminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours.

Should I be concerned about mold in my home? All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold.

What you can do. You must take positive steps to reduce or eliminate the occurrence of mold growth in the home, and thereby minimize any possible adverse effects that may be caused by mold. The steps include the following:

1. Before bringing items into the home, check for signs of mold on the items. For example, potted plants (roots and soil), furnishings, or stored clothing and bedding material, as well as many other household goods, could already contain mold growth.

2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth if used in accordance with the manufacturer's recommendations. Do not use these cleaners on carpet or fabrics.

3. Keep the humidity in the home low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans during and after bathing or showering, or by running the air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.

4. Promptly clean up spills, condensation and other sources of moisture. Some common molds in tubs and showers are caused by the presence of residual hygiene products (shampoo and cream rinse). Clean tub and shower surfaces regularly. Thoroughly dry any wet surfaces or material. Do not let water

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pool or stand in your home. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.

5. Inspect for leaks on a regular basis. Look for discolorations or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take notice of musty odors, and any visible signs of mold.

6. Should mold develop, thoroughly clean the affected area. First, test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.

7. Additional information regarding mold is available from the US Environmental Protection Agency at http://www.epa.gov.

Whether or not you experience mold growth depends largely on how you manage and maintain your home. You will need to take actions to prevent conditions which cause mold or mildew. Failure to take such preventive actions may reduce or preclude any liability D.R. Horton Inc.-Portland may have for water damage. It is your responsibility to ensure that you have taken the necessary precautions to prevent mold from becoming a problem in your home. Follow the recommendations set forth above. If there is any water intrusion to your home, take immediate action to prevent conditions which cause mold or mildew to develop.

Immediately notify D.R. Horton Inc.-Portland of such water intrusion and allow D.R. Horton Inc.-Portland the opportunity to inspect the problem if the water damage or intrusion is believed to have been caused by the Builder. Failure to notify D.R. Horton Inc.-Portland of water intrusion or water damage is an affirmative defense of D.R. Horton Inc.-Portland to any claims for construction defects causing water damage or water intrusion.

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INSPECTION CHECKLISTS

The importance of maintaining your new home on a regular basis is directly comparable to maintaining a new car. If you never change the oil or check your tires, little problems will eventually become big problems.

Similarly, your home has numerous components and equipment that require periodic maintenance. By implementing the following preventive maintenance routines, you can help keep the components of your home functioning properly with as few problems as possible.

To help you understand when specific maintenance inspections should be performed, checklists are provided that identify the specific months in which inspection need to occur. Cleaning may need to occur on a daily basis and this is always a good time to be on the lookout, but actually "inspecting" your home on a scheduled basis will alert you to small problems before they become big problems. Some of the inspections need to be completed on a schedule that matches the manufacturer's requirements, and some need to be completed seasonally to coincide with changing weather and temperature.

For additional information regarding the maintenance inspections identified on the Checklists, please refer to the specific components found in the section called "Maintenance of Your Home" and the actual manufacturer/installation contractor maintenance requirements.

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January

Activity	Comments
Grounds	
Inspect Perimeter Fences for problems	
Roofing	
Make sure Flat Roof Drains are clear of debris and grates are in place	
Utility Systems	
Inspect Fire Sprinkler Heads and Alarm Devices	

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March

Activity	Comments
Exterior	
Inspect all Address Numbers for loose, missing or obscured condition	
Inspect condition of Balcony Deck	
Inspect Doors for damage, refinishing needs and adjustment	
Perform visual inspection of all Drain Systems	
Inspect all Wood Fascia for damage and painting needs	
Inspect Foundations for moisture problems	
Test the Garage Door Opener	
Inspect surface finish of Garage Door	
Inspect Gas Meter and pipes for damage and painting needs	
Inspect Railings for damage and painting needs	
Inspect all Window Shutters for damage and painting needs	
Inspect all Siding or Shingles for damage and painting needs	
Inspect all Stucco for cracks and moisture problems	
Clean and lubricate Window hardware and check weep holes	
Grounds	
Inspect Gates and Fences for repair or painting needs	
Inspect Handrails for condition and painting needs	
Inspect and clean Landscape Drain openings	
Inspect Mailbox and support structure	
Inspect your Parking Space(s) for dirt and oil accumulations	
Inspect Perimeter Walls for problems	
Inspect Retaining Walls for structural condition	
Inspect Shade Structure for damage and painting needs	
Inspect all Sidewalk and Driveway Surfaces	
Inspect Sound Wall glass panels and frames	
Inspect Stair Stringers for damage and painting needs	
Inspect Entry Gate for operation and painting needs	
Inspect all V-Ditch concrete and grates for damage and repair needs	

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Interior

Inspect Caulking at all bathroom joints	
Inspect and adjust Cabinet doors and drawers	
Inspect windows for evidence of excessive Condensation	
Perform general maintenance on your electric Cooktop	
Inspect Countertops and countertop caulking	
Check condition of Dishwasher plumbing system	
Inspect interior Drywall for cracks and surface finish problems	
Clean Exhaust Fan grilles and verify operation	
Clean Fireplace firebox and flue	
Inspect all floor coverings for damage	
Clean Lint Traps and Blower	
Clean Microwave Oven grease filters	
Perform general maintenance on your electric Oven	
Inspect all interior/exterior Painted and Stained surfaces	
Inspect Plumbing Fixtures for leaks and proper operation	
Perform general maintenance on your electric Range and Oven	
Check gas Range and Oven fuel, vent and ignition system	
Clean Refrigerator coils	
Clean Shower and Bath Enclosures and check all seals	
Clean Ventilation Hood grease filters	
Clean and adjust Wardrobe Doors	
Perform Wine Storage general maintenance	

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Utility Systems

Inspect Air Conditioning Condensation Drain Line	
Test the Electrical System (switches, receptacles and GFI circuits)	
Activate and test Photocells	
Inspect Lighting Fixtures for damage and cleanliness	
Check HVAC System for proper function	
Exercise all Hose Bibbs and Shutoff Valves	
Inspect Plumbing System for leaks or clogged drains	
Check Sump Pumps for proper operation	
Check or replace batteries in Thermostat	
Inspect Water Heater for leaks and proper operation	
Exercise all Hose Bibbs and Shutoff Valves	

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April

Activity	Comments
Grounds	
Inspect Perimeter Fences for problems	
Roofing	
Make sure Flat Roof Drains are clear of debris and grates are in place	
Utility Systems	
Inspect Fire Sprinkler Heads and Alarm Devices	

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May

Activity	Comments
Exterior	
Inspect screens on Attic Block Vents	
Inspect screens on Attic Gable End Vents	
Inspect screens on Attic Roof Vents	
Inspect wire connections at Doorbell and transformer	
Operate Garage Door and check function of all operating hardware	
Inspect all Sheet Metal components for damage and painting needs	
Schedule the annual Pest Control inspection	
Interior	
Have Carpets professionally cleaned at least yearly	
Check gas Cooktop fuel, vent and ignition system	
Inspect Dryer Vent Duct and Vent Termination	
Check gas Oven fuel, vent and ignition system	
Check Wall Heaters for proper function	
Clean Washer and Dryer cabinet interiors	
Roofing	
Inspect Rain Gutter and Downspout connections and cleanliness	
Schedule the annual Roof inspection	
Utility Systems	
Inspect Mitigation System vent openings on your roof	
Test all Smoke Detectors	
Check Water Pressure Regulator	

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July

Activity	Comments
Grounds	
Inspect Perimeter Fences for problems	
Roofing	
Make sure Flat Roof Drains are clear of debris and grates are in place	
Utility Systems	
Inspect Fire Sprinkler Heads and Alarm Devices	

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September

Activity	Comments
Exterior	
Inspect all Address Numbers for loose, missing or obscured condition	
Inspect condition of Balcony Deck	
Inspect Doors for damage, refinishing needs and adjustment	
Perform visual inspection of all Drain Systems	
Inspect all Wood Fascia for damage and painting needs	
Inspect Foundations for moisture problems	
Test the Garage Door Opener	
Inspect surface finish of Garage Door	
Inspect Gas Meter and pipes for damage and painting needs	
Inspect Railings for damage and painting needs	
Inspect all Window Shutters for damage and painting needs	
Inspect all Siding or Shingles for damage and painting needs	
Inspect all Stucco for cracks and moisture problems	
Clean and lubricate Window hardware and check weep holes	
Grounds	
Inspect Gates and Fences for repair or painting needs	
Inspect Handrails for condition and painting needs	
Inspect and clean Landscape Drain openings	
Inspect Mailbox and support structure	
Inspect your Parking Space(s) for dirt and oil accumulations	
Inspect Perimeter Walls for problems	
Inspect Retaining Walls for structural condition	
Inspect Shade Structure for damage and painting needs	
Inspect all Sidewalk and Driveway Surfaces	
Inspect Sound Wall glass panels and frames	
Inspect Stair Stringers for damage and painting needs	
Inspect Entry Gate for operation and painting needs	
Inspect all V-Ditch concrete and grates for damage and repair needs	

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Interior

Inspect Caulking at all bathroom joints	
Inspect and adjust Cabinet doors and drawers	
Inspect windows for evidence of excessive Condensation	
Perform general maintenance on your electric Cooktop	
Inspect Countertops and countertop caulking	
Check condition of Dishwasher plumbing system	
Inspect interior Drywall for cracks and surface finish problems	
Clean Exhaust Fan grilles and verify operation	
Clean Fireplace firebox and flue	
Inspect all floor coverings for damage	
Clean Lint Traps and Blower	
Clean Microwave Oven grease filters	
Perform general maintenance on your electric Oven	
Inspect all interior/exterior Painted and Stained surfaces	
Inspect Plumbing Fixtures for leaks and proper operation	
Perform general maintenance on your electric Range and Oven	
Check gas Range and Oven fuel, vent and ignition system	
Clean Refrigerator coils	
Clean Shower and Bath Enclosures and check all seals	
Clean Ventilation Hood grease filters	
Clean and adjust Wardrobe Doors	
Perform Wine Storage general maintenance	

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Utility Systems

Inspect Air Conditioning Condensation Drain Line	
Test the Electrical System (switches, receptacles and GFI circuits)	
Activate and test Photocells	
Inspect Lighting Fixtures for damage and cleanliness	
Check HVAC System for proper function	
Exercise all Hose Bibbs and Shutoff Valves	
Inspect Plumbing System for leaks or clogged drains	
Check Sump Pumps for proper operation	
Check or replace batteries in Thermostat	
Inspect Water Heater for leaks and proper operation	
Exercise all Hose Bibbs and Shutoff Valves	

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October

Activity	Comments
Grounds	
Inspect Perimeter Fences for problems	
Roofing	
Make sure Flat Roof Drains are clear of debris and grates are in place	
Utility Systems	
Inspect Fire Sprinkler Heads and Alarm Devices	

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MAINTENANCE OF YOUR HOME

Your home requires regular preventive maintenance in order to preserve its beauty and value. Failure to perform such maintenance may excuse D.R. Horton Inc.-Portland from any obligation it may otherwise have to repair or replace a damaged component of your home. An understanding of how to care for each feature in your new home and completing the required preventive maintenance routines will prevent costly repairs and replacements later.

The Association is responsible for certain areas of the Community and budgets for such maintenance. The Association must be consulted prior to any additions, changes or alterations to exterior colors and trim, landscaping and for other changes. Consult the Association, applicable Governing Documents and information in this Manual for more information.

Each owner shall be responsible to keep in a good condition and appearance, the exterior and interior surfaces and surface of that portion of the building which is within the boundaries of the Residential Unit, as described in the Governing Documents, including the exterior of the building surfaces, doors and windows enclosing the Residential Unit.

Before you perform any maintenance, please consult with your Association and review your Governing Documents. This will ensure that the work that you perform meets the regulations and guidelines that have been established for your Community.

Preventive maintenance on your new home should begin as soon as you move in.

We have provided an overview of the features in your new home and the maintenance required for each. See the section called "Inspection Checklists" for the actual inspection forms.

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Address Numbers

Address Numbers are required by civil emergency services and their locations are specified on the original plans. They need to be intact and visible at all times.

Maintenance Suggestions

Check for loose or missing numbers or numbers obscured by trees or vines. Clean, paint or polish as needed. Trim or prune any plants covering the numbers or blocking the view from the street. Check unit at night to verify operation of installed lighting (if any).

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect address numbers at least two (2) times each year.

Missing or damaged address numbers, or numbers covered by plant growth, will affect the speed with which emergency service personnel can find an individual home. In the case of a life threatening emergency, getting to a victim sooner usually results in better results. Guests trying to find an individual address will also be hampered by inadequate address numbers.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Attic Vent Screening (Block Vents)

Attic spaces may be vented through the use of Block Vents. These vents have rodent/bird screens installed on the attic-side of the block.

Maintenance Suggestions

Inspect all block vents to verify that the screens are intact and that no debris is blocking the screen. Inspection can take place from ground level if possible, or ladders. Replace any missing or damaged screens.

Please note that if rain is accompanied by strong winds, water may enter the attic spaces through these vents.

Timetable

Block vent screens should be inspected yearly.

Additional Maintenance Information:

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Attic Vent Screening (Gable End)

Attic spaces may be vented through the use of Gable Vents. These vents have rodent/bird screens installed on the attic side of the vent.

Maintenance Suggestions

Inspect all gable vents to verify that the screens are intact and that no debris is blocking the screen. Inspection can take place from ground level if possible, or ladders. Replace any missing or damaged screens.

Please note that if rain is accompanied by strong winds, water may enter the attic spaces through these vents.

Timetable

Gable vent screens should be inspected yearly.

Additional Maintenance Information:

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Attic Vent Screening (Roof Vents)

Attic spaces may be vented through the use of Roof Vents. These vents have rodent/bird screens installed on the attic side of the vent.

Maintenance Suggestions

Inspect all roof vents to verify that the screens are intact and that no debris is blocking the screen. Replace any missing or damaged screens. Roof inspections and work on the roof should be completed by a licensed contractor, preferably the original roofing contractor (especially during the warranty period). Owners are advised to stay off the roof at all times.

Please note that if rain is accompanied by strong winds, water may enter the attic spaces through these vents.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Roof vent screens should be inspected yearly as part of the annual roof inspection.

Additional Maintenance Information:

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Deck (Anti-slip Coating)

A slip-resistant Deck Coating may have been installed on the balcony. Trapped water is the worst enemy of deck coatings. Carpet, planter boxes, and anything else that covers a large area and could potentially trap water should not be placed on the surface. Heaters and barbecues should not be placed close to the surface. Clean the surface with water, mild soap and a soft brush.

Maintenance Suggestions

Keep the deck clean and protect the surface from damage by sharp objects, table and chair legs and heat from barbecues or heaters. Do not cover the deck surface with anything that could trap and hold water, including but not limited to carpets, rugs, potted plants, storage or shelving units, etc. Covering the surface will void the warranty. Keep all drain and scupper openings clear of debris.

Reapplication of the deck coating (a process similar to painting) will be required every 2-3 years.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Clean the deck surface as often as necessary. Verify in the early Fall that water flows freely from the deck and does not "pond" excessively.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Deck (Composite)

Your home may include a Deck made of a synthetic wood (composite) material. Heaters and barbecues should not be allowed close to the surface since part of the composite is plastic. Clean when needed with water, mild soap and a stiff bristle brush.

Maintenance Suggestions

The decking material is almost maintenance free. Keep the surface clean. Inspect all fasteners and retighten as necessary. Keep all gaps between deck boards clear of debris.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Clean the deck surface as often as necessary. An annual inspection of the deck surface for damage or loose fasteners is recommended. Periodically clean out gaps between boards with a flat tool to ensure proper drainage.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Deck (Waterproof)

If a Waterproof Deck Coating has been installed on the balcony, it protects the structure and living area below from water intrusion. Trapped water is the worst enemy of waterproof deck coatings. Carpet, planter boxes, and anything else that covers a large area and could potentially trap water should not be placed on the surface. Heaters and barbecues should not be placed close to the surface. Clean the surface with water, mild soap and a soft brush.

Maintenance Suggestions

Keep the deck clean and protect the surface from damage by sharp objects, table and chair legs and heat from barbecues or heaters. Do not cover the deck surface with anything that could trap and hold water, including but not limited to carpets, rugs, potted plants, storage or shelving units, etc. Covering the surface will void the warranty. Keep all drain and scupper openings clear of debris.

Reapplication of the deck coating (a process similar to painting) will be required every 2-3 years. This coating protects the underlying structural parts of the waterproof coating from sun and abrasion damage.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Clean the deck surface as often as necessary. Verify in the early Fall that water flows freely from the deck and does not "pond" excessively.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Deck (Wood)

Your home may include a wood Deck. Heaters and barbecues should not be allowed close to the surface. Clean when needed with water, mild soap and a stiff bristle brush.

Maintenance Suggestions

The decking material is almost maintenance free. Keep the surface clean. Inspect all fasteners and retighten as necessary. Keep all gaps between deck boards clear of debris. Repaint when necessary to maintain the appearance and protect the wood from moisture problems.

Timetable

Clean the deck surface as often as necessary. An annual inspection of the deck surface for damage or loose fasteners is recommended. Periodically clean out gaps between boards with a flat tool to ensure proper drainage. Repaint when necessary to maintain the appearance and protect the wood from moisture problems. For deck surfaces in traffic areas, repainting is usually required every two (2) years.

Additional Maintenance Information:

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Door Chime

Your Door Chime system contains the pushbutton at the entry door, a low-voltage transformer and the chime unit.

Maintenance Suggestions

Check button to make sure it moves freely. Lubricate if necessary. Check low-voltage wire connections at the chime unit and at the transformer to make sure they are tight. Check high voltage (A/C) wire connections at the transformer.

CAUTION! DISCONNECT A/C POWER TO THE TRANSFORMER (AT THE ELECTRIC SUB-PANEL) BEFORE PERFORMING THIS MAINTENANCE.

Timetable

Check button operation and wiring one (1) time each year.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Doors

A variety of doors have been installed in the home, which may include interior passage doors, louver doors, bi-fold doors, bypass doors, sliding glass doors, and exterior doors. The finish applied to the doors protects the structure of the doors from moisture. If allowed to reach and remain in contact with the structural parts of the doors, moisture will cause corrosion (metal doors) or dryrot (wood doors). Door hardware needs to be kept adjusted and lubricated.

Maintenance Suggestions

Inspect each door for damage and/or problems with the surface finish. Perform a visual inspection of the weatherstripping system. Inspect the finish on the door jamb and trim as well. Clean stain and varnish finishes and apply new clearcoat (compatible with the original finish) if needed. Clean and paint metal and wood doors as needed, caulking any visible cracks. Adjust and lubricate all hardware as needed. If door closers have been installed, they should be maintained regularly to ensure that they create a positive latch.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Perform door inspections two (2) times each year. Repair any damage immediately. Adjust hardware and clean or paint as needed.

Additional Maintenance Information:

DOORS
Your home comes with a variety of doors, which may include interior passage doors, double doors, French doors, louver doors, bi-fold doors, bypass doors, and in some cases, exterior doors.

INTERIOR DOORS
Interior doors expand and contract in reaction to temperature and moisture changes, and will be wider in humid summer periods and narrower during drier winter months. Interior doors are hollow core and are not designed to support attachments and hanging accessories. Do not hang heavy items on doorknobs, or at the top of a door. Forcing against wall or hinge bumpers can also damage doors.

EXTERIOR AND/OR ENTRY DOORS
An exterior door that is properly aligned, fitted, weather-stripped, and maintained will help control energy costs. Some exterior doors are steel-clad or fiberglass to control warpage and to maximize insulation.

DOOR CLOSERS
Door closers should be maintained regularly to ensure that they create a positive latch at all fire rated openings. A regular cleaning and lubrication with either silicone or Teflon spray should be done as needed. Holding doors in the open position for an extended amount of time will reduce the efficiency of the closer and could ultimately damage the closer, which would require replacement.
Weather Stripping: Weather stripping and smoke seals on doors help maintain the home's energy

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efficiency, preventing the loss of conditioned air, and reducing the infiltration of outside air and water. Weather stripping and smoke seals must remain in place and be kept clean and properly adjusted to operate effectively.

ALL DOOR VIEWERS (PEEPHOLES) INSTALLED ON UNIT ENTRY DOORS ARE UL RATED VIEWERS. ANY REPLACEMENT OF THE DOOR VIEWER MUST ALSO HAVE AN APPROPRIATE UL RATING IN ORDER TO MAINTAIN THE INTEGRITY OF THE FIRE RATING.

DOOR HARDWARE

Hinges at fire rated doors may only be replaced with the correct hinges, which have a UL rating. Self-closing doors that use spring-hinges must close and latch when released from a 3/4 open position. Hinges should be kept clean and lubricated with spray silicone or Teflon to ensure proper operation. Do not use graphite on hinges, as it will make black marks between the hinge and barrels.

WARRANTY ITEMS
Some air infiltration is usually noticeable around doors and windows especially during high winds. If daylight is visible around the frame when a window or door is closed, D.R. Horton shall repair the door or window so that daylight is not visible. Proper repair is to adjust or install weather stripping around doors and windows.

D.R. Horton will correct or replace and refinish interior doors (full openings) which warp in excess of 1/4" during the Warranty Period. The repairs will match existing doors as nearly as practical.

In bathroom or utility areas, exhaust fans or an open window must be used to remove moisture to prevent warpage of doors. D.R. Horton will not be responsible for repainting the door if you have painted the door and it is not painted to manufacturer's specifications.

D.R. Horton will repair bifold doors, which do not slide properly on their tracks once during the Warranty Period. Cleaning and maintenance necessary to preserve proper operation is your responsibility. You and D.R. Horton should verify proper operation at the time of the Buyer Orientation and Inspection.

If any pocket door rubs in pocket during normal operation, D.R. Horton will repair the pocket door one time during the Warranty Period.

If wooden door panels shrink and split to the point where light is visible through the door, D.R. Horton will fill splits in the door panel with wood filler and match paint or stain as closely as practical.

If a door rubs on jambs or D.R. Horton-installed floor covering, or latch does not work, D.R. Horton will repair the door and the door latch.

If a door drags on carpet, D.R. Horton will repair the door if D.R. Horton installed the carpet as part of the Purchase Agreement or installed the door over preexisting carpeting.

D.R. Horton will adjust a door if the door edge is not within 3/16" of parallel to the door jamb, and D.R. Horton originally installed the doorframe and door.

D.R. Horton will adjust doors that swing open or closed by the force of gravity alone.

D.R. Horton will correct or replace exterior doors that warp to the extent that they become

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inoperable, cease to be weather-resistant, or exceed National Wood Window and Door Association Standards of 1/4" measured diagonally from corner to corner.
Wooden panels will shrink and expand because of temperature and/or humidity changes, and may expose unpainted surfaces. This does not constitute a defect.

During the Warranty Period, D.R. Horton will repair, paint, or stain a split panel which allows light to be visible through the door.

D.R. Horton will adjust or replace exterior doors that do not operate smoothly or shut completely, except wooden exterior doors which may stick slightly during occasional periods of high humidity.

Exterior doors will warp to some degree because of the difference in the temperature between inside and outside surfaces. Improper or incomplete finishing of the door including sides, top and bottom may also cause warping.

D.R. Horton will repair gaps greater than 3/16" that are visible around exterior door edge, doorjamb, and threshold.
Finishes on door hardware installed by D.R. Horton are covered by manufacturer's warranty. You must contact the manufacturer if the door hardware or kick plate has tarnished.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Drains and Scuppers

Drains and Scuppers divert and carry water away to prevent flooding of the areas around your home. Inspect the openings and grates and verify that any subsurface pipes are clear.

Maintenance Suggestions

Schedule and conduct periodic inspections to insure that the drains and scuppers are free flowing, not filled with debris, and that grate covers are intact and not clogged.

Timetable

Drain inspections and flushing/jetting should be conducted at least two times each year, once in the fall before heavy seasonal rains start, and once in late spring before the chance of summer thunderstorms.

Additional Maintenance Information:

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Fascia

Wood Fascia may trim out the roof edge. The main function is to support the outer edges of the roof, but it is also a decorative architectural element, part of the trim package of your home. It is painted to both protect the underlying wood surface and provide one of the main color elements of the design.

Maintenance Suggestions

Initial inspection can usually be done from ground level. South and west facing sides of your home will need painting more often than the north and east sides due to additional solar and weather exposure. Look for faded and/or missing paint, paint that has lost it's sheen, cracking and checking of the wood surface, and discoloration. Before repainting, caulk any cracks or joints/seams that may have opened.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect building fascia every six (6) months, paying particular attention to the south and west facing building sides.

If paint is allowed to deteriorate, the underlying wood surface will be exposed to moisture and the excessive drying effects of sunlight. Cracking, checking, twisting and dryrot can occur, making the wood unusable and requiring replacement. Plan on repainting the fascia every 2-3 years.

Additional Maintenance Information:

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Foundation

The building Foundation is poured-in-place concrete. The visible portions have been color coated and/or painted to match the stucco or siding. Consult with a professional concrete contractor before cutting or drilling into your foundation to determine if your foundation includes a "Post-Tension" reinforcement system. Cutting or drilling into a post-tension cable can cause damage to your home and can cause serious personal injury.

Maintenance Suggestions

Check for loose color coat material or paint at all visible portions of the building foundation. The presence of algae or mildew suggests that landscape watering in these areas be checked for overwatering. Check for damp areas near the foundation, as most foundation appearance problems are usually the result of excessive moisture in the immediate area. If areas are damp or wet, check irrigation heads for proper coverage. Verify that the grade pitches away from the building, that any yard swales are performing properly and that any drain inlets are free of debris.

If there are trees planted close to the foundation, check for surface roots. Keep roots pruned away from the foundation. Small root leaders can easily grow under the foundation or through small cracks or openings. As these roots grow, they expand in girth, and have the potential to lift the foundation or cause minor cracks to expand.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect two (2) times each year to verify that the grade adjacent to the foundation is pitched properly away and there is no standing water. Include in this inspection a check for irrigation patterns on the foundation, stucco or siding which would indicate that the irrigation sprinklers need adjustment.

Excessive moisture will degrade the stucco colorcoat on the concrete foundation and cause delamination. Even though the colorcoat is only aesthetic in nature, the appearance of your home will be compromised.

Additional Maintenance Information:

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Garage Door Hardware

Garage Doors are supported by structural hardware and springs. They require periodic lubrication and adjustment.

Maintenance Suggestions

Operate the door and check for clearance tolerances. Noisy operation may indicate a need for lubrication and adjustment of moving parts, including tracks, rollers, tension springs or the hinges of the actual door panels themselves.

Timetable

Yearly inspection and lubrication of the garage door hardware is required. Additional adjustments and lubrication should be provided as problems are discovered.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Garage Door Opener

The Garage Door Opener is one of the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Open and close the door to check the operation of the opener and to verify that all limit switches and safety devices are working properly. Adjust and lubricate drive chains or screw-drive rods (as applicable) as needed.

Timetable

Testing of the garage door opener should be performed every six (6) months. Adjustments or repairs should be performed immediately. Using a garage door or automatic garage door opener in need of repair or adjustment is dangerous and could cause serious injury to persons and/or damage to personal property.

If a problem arises with the opener, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Garage Doors (Metal)

Metal Garage Doors are sectional rollup doors installed with a combination doorstop/weatherstrip. They have been painted on the outside to match or complement the trim colors of the building.

Maintenance Suggestions

Inspect the exterior surface of the garage door for damage and painting needs. Check for marks that would indicate rubbing of the door against the header or header trim. Lubricate and adjust moving parts, including tracks, rollers, tension springs or the hinges of the actual door panels themselves, as needed.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect doors for painting needs two (2) times each year. Normal wear and tear should be repaired as soon as it is observed.

All metal doors will rust or corrode if not protected by paint. Damaged or scratched doors, left unrepaired or unpainted, will start to corrode, leading to an early replacement expense.

If a problem arises with the door, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Garage Doors (Wood)

Wood Garage Doors have been protected by stain, sealer or paint. These protective finishes must be reapplied at regular intervals to maintain protection from moisture intrusion.

Maintenance Suggestions

The wood doors have been protected with stain, sealer or paint. Sunlight and water will degrade the surface finish. Inspect for lack of sheen, lightening ("bleached" look), dry look, cracking, checking or splitting of the wood. If any of these symptoms appear, prepare the entire surface and reapply the appropriate finishing material following all label directions.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

If the surface finish becomes thin or missing, water and airborne moisture will penetrate the wood and cause severe damage. Inspect door at least once every three (3) months, and be prepared to recoat the door in late summer before the seasonal rains.

Keeping all wood doors dry by maintaining the surface finish will prevent unnecessary damage by water intrusion and allow the doors to reach their intended lifespan, eliminating an unnecessary replacement expense.

If a problem arises with the door, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Gas Meter

The Gas Meter was installed by the local utility company. The meter itself is owned by the utility company. The service pipes and manifold are the maintenance and repair responsibility of the Owner.

Maintenance Suggestions

Inspect gas meter and pipes for rust and corrosion. Remove rust, prep and paint as necessary.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect gas meter for corrosion and painting needs two (2) times each year.

Additional Maintenance Information:

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Metal Vents/Flashing/Utility Panels

Metal trim, access panels, flashing and vents exist in many locations on your home. Their main function is to provide waterproofing at areas where material transitions occur. They are usually painted to blend in with the surrounding surface material.

Maintenance Suggestions

Inspect all metal wall vents, eyebrows, air-conditioning electrical shut-off boxes, electrical, CATV and telephone entry boxes, roof-edge flashing, chimney caps, deck flashing, roof jacks and pipe caps for painting needs. Inspect condition of caulks and sealants. Replace damaged or worn caulking, prep and paint all metal as needed. Replace any removable covers if they are lost or damaged.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect all sheet metal and caulking at least one (1) time each year.

Most sheet metal is steel and will rust if not properly protected by a quality layer of paint. Allowing rust to continue will result in water intrusion issues and early replacement expense. Most sheet metal is integrated into the building process and replacement usually means disassembly of other building components (roofing, stucco, etc.) as a necessary part of replacement, resulting in additional labor costs.

Additional Maintenance Information:

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Pest Control

Wood destroying pests and organisms can damage your home. Inspections and treatment (when needed) are recommended to protect your home from damage. D.R. Horton does not provide pest control service. Owners are responsible for both interior and exterior pest-related issues.

Maintenance Suggestions

A certified Pest Control Contractor is recommended to perform this inspection.

Timetable

An annual inspection for pest and wood destroying organism activity is highly recommended.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Additional Maintenance Information:

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Railings (Metal)

Metal Railings may have been installed to protect elevated decks and walkways. They have been painted to protect the metal and to add a color element to your home.

Maintenance Suggestions

Check for corrosion on all surfaces and prep and paint as needed. Check for holes in the metal and have welding repairs performed, followed by painting. Check closely the support posts where they attach to the ground, deck, stair treads or stair stringers. If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post.

Keep all landscape irrigation water adjusted away from all metal, wood and stucco surfaces at all times, and do not allow dirt or plant materials to remain in contact with these surfaces.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect all metal railings for touchup and physical problems two (2) times each year.

Additional Maintenance Information:

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Railings (Wood)

Wood Railings may have been installed to protect elevated decks and walkways. They have been painted to protect the wood and to add a color element to your home.

Maintenance Suggestions

Inspect the surface finish of the wood components, looking for dryrot, termites and vandalism. Pay particular attention to horizontal surfaces (top of cap rail, top of bottom rail) as the finish on these surfaces will wear away rapidly, exposing bare wood to the elements. Pay particular attention to the bases of any supporting post or hardware, since dryrot or termite activity will usually start in these areas. If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect surface finish, especially the top rail, at least every six (6) months. Wood repairs should be performed immediately. Wood surfaces should be refinished every 2-3 years, more often if exposed to excessive weather conditions.

Failure to maintain the components will lead to wood damage (dryrot, cracking, checking or termite damage) and will cause early and unnecessary replacement expenses.

Additional Maintenance Information:

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Shutters

Shutters may have been installed as a decorative element alongside some of the windows. They have been painted to match or complement the colors of your home.

Maintenance Suggestions

Inspect shutters for thin or damaged paint, cracking or damaged caulking, separations in any joints, or swelling of the panel or frame material. Check panels to verify that they are firmly attached to the wall. Pay particular attention to the top horizontal surfaces of shutters and battens as paint will quickly deteriorate and allow water to enter, especially on the end grain of vertical board installations.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect shutters two (2) times each year. Plan on repainting shutters every 2-3 years.

Additional Maintenance Information:

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Siding and Shingles

Siding (either horizontal plank or vertical board-and-batten) or Shingles may have been installed on your home. It has been painted to protect it from exposure to sun and water and to add another color element.

Maintenance Suggestions

Inspect siding for thin or damaged paint, cracking or damaged caulking, separations in any joints, or dryrot. Check for loose siding, or siding that is starting to cup or separate from the wall. Paint as needed. The following guidelines are important:

1. Do not caulk butt joints on cement-board siding.
2. Maintain a two inch (2") clearance to all roof surfaces.
3. Maintain adequate clearance above all flashings to allow water runoff. Do not seal the drainage plane weep gaps.
4. Maintain a six inch (6") clearance to the ground.
5. All horizontal and sloped flashings should terminate with sealant end dams.
6. Inspect and maintain caulk joints at all wall penetrations.

Timetable

Inspect siding and shingles two (2) times each year. Recaulk as necessary. Plan on repainting wood siding and shingles every 2-3 years. Cement-board products such as those manufactured by James Hardi can sometimes go 5-10 years before repainting is required.

Wood and some synthetic wood products not properly painted will absorb moisture and allow dryrot to form, creating an early and unnecessary replacement expense. Damaged or missing caulk will allow water to get behind the siding or shingles and create water intrusion issues.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Stucco

Stucco has been installed on your home. It is composed of two or three layers of cement based materials, the final coat providing both the color and the wall texture. A sealant may have been applied by the installation Contractor to improve water repellency. Paint may have been applied to protect the surface and add color elements. Hairline cracks in the surface are considered normal.

Maintenance Suggestions

Visually inspect stucco surfaces, especially the bottom three feet. The presence of algae or mildew indicates excessive and chronic moisture in the area, usually from misdirected or excessive irrigation water. Check for damp areas near the foundation. If areas are damp or wet, check the irrigation system for effectiveness. Verify that the grade pitches away from the building. Look for stucco that is blistering or granulating, indicating probable moisture inside the wall. Clean the wall if stains are present. If stucco is painted, check condition of paint.

Stucco is not waterproof. The actual waterproof membrane is the waterproof paper behind the stucco. This membrane will deteriorate if sunlight or water is allowed to reach and remain in contact with the paper. The stucco protects the paper from damage. The larger stucco panels divert most water, but cracks and seams will allow water to enter. For this reason, caulk all cracks as they appear, and maintain the caulking where stucco meets door jambs and trim, window frames, metal vent frames, wood trim, etc.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect building stucco two (2) times each year. One (1) of these inspections should occur during the warmest summer months when irrigation water is being applied at maximum amounts, the other should occur during the heavy rain months. Both of these inspections will illustrate if irrigation and/or rain water are causing staining, delamination, ponding, etc.

Additional Maintenance Information:

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Windows

The windows are a low-maintenance item. Keeping operating components clean and lubricated is the only maintenance needed.

Maintenance Suggestions

Keep operating and locking hardware clean and lubricated. Check and verify operation of all hardware. If applicable to your window or sliding glass door type, check weep holes to verify they are clean and open. Clogged weep holes could cause rain water to back up INSIDE the window waterproofing envelope and create a water intrusion condition.

Do not apply additional window tinting without contacting the window manufacturer. Additional window tinting can create heat in dual-glazed windows that can cause the glass to break and seals to fail. Applying additional window tinting could void the window warranty.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Keeping operating and locking hardware clean should be a constant process. Lubricate as needed with a quality silicone lubricant. Wipe away excess lubricant immediately. Inspect and adjust weatherstripping at least every six (6) months.

It is vital to keep weep holes (if applicable to your window or sliding glass door type) clean and open. Inspect at least twice a year, one time should be in October prior to seasonal rains. Clogged weep holes could create water intrusion problems, resulting in unnecessary damage and repair costs.

Sand, grit, dirt and debris on the hardware will cause damage and could shorten its' lifespan. Locking mechanisms out of adjustment can create security problems.

Additional Maintenance Information:

WINDOWS
Do not apply window-tinting materials made of film to double-glazed windows and doors. The use of these materials can cause a buildup of heat between the panes of glass. This excessive heat will destroy the seals and permit water condensation to form between the panes. Adding window tinting to your windows will void any manufacturer's warranty on your windows.

Aluminum foil also causes a heat build-up between window panes and should not be used. Consider your Association regulations and/or CC&Rs before you install window coverings that are visible from the street, other homes or the Common Area.

Weep holes are installed in the bottom of window frames by the manufacturer to let water from condensation drain to the outside and to provide proper ventilation. This prevents damage to the windowsills from the accumulation of water. Unfortunately, these weep holes can permit dust to enter. This is normal and is not preventable nor is it a Customer Care Program item. During high

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winds, air will penetrate your windows, especially through the weep holes. This is normal.

In colder climates aluminum frames may collect condensation during the winter months. The amount of moisture will vary with the changes in humidity in the air. This is normal, especially in new homes. Please wipe excessive condensation away to protect the surrounding wood and flooring. A dehumidifier may be necessary if excessive condensation persists.

Condensation
Condensation on windows can be a sign of excess humidity in your home. The humidity level within the home is controlled by the Homeowner and requires no corrective action by D.R. Horton (Homeowners with humidifiers should closely observe manufacturer's directions, especially during extremely cold periods). While a small amount of condensation around the corners of the windows is normal, excessive condensation can lead to damage to your home. If condensation appears excessive, contact Client Service. The first areas to be damaged are window frames and sills that are exposed to the run off from condensation. But even more serious damage can occur when excess humidity in the home can penetrate the structure, blister paint, create mildew condition within the walls and weaken structural components.

Follow these steps to reduce the humidity in your home:

Ventilate the entire house for a few minutes each day. Ventilate the kitchen, laundry area and bathrooms during use. Run the exhaust fans longer and more often.

Verify that the dryer vent system (lint traps and blowers, as applicable) is functioning properly so that additional humidity is not being introduced into your home.

WARRANTY ITEMS
Windows should operate with reasonable ease and locks should perform as designed. D.R. Horton will repair scratches in glass that exist at the Close of Escrow and are visible in normal lighting from ten feet (10').

D.R. Horton will correct or repair windows so that they require no greater operating force than that described in manufacturer's specifications.

Broken glass caused by D.R. Horton will be replaced. Broken glass occurring after the Close of Escrow are your responsibility.
D.R. Horton shall replace any glass or mirror surface with scratches visible from 10 feet under normal lighting if such damage occurred prior to the Close of Escrow.

D.R. Horton shall repair any water leakage, condensation or frost resulting from improper installation. Leakage at the glazing interface is covered under the manufacturer's warranty.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Gates and Fences (Metal)

Metal Gates and Fences limit access, define boundaries and/or provide fall protection. Gates may have locksets designed to limit access without the proper key. Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility belongs to you, what portion belongs to your neighbor, and what portion belongs to the Association.

Maintenance Suggestions

Inspect fence posts closely wherever ground or wall contact occurs. Corrosion occurs in these areas and can spread rapidly, sometimes below the paint layer where it is harder to detect. Dirt and mulch need to be maintained a minimum of two inches (2") below bottom rails or pickets. Check for any missing fence post caps. Inspect all parts of fence for chipped paint or corrosion. Look for irrigation overspray patterns and plant growth onto the fence and adjust as necessary. All gate hardware and locksets should operate smoothly.

Wood gates and fences will last longer if they are protected by paint or sealer. D.R. Horton does not paint or seal wood fences during installation. It is the responsibility of the Owner to paint or seal wood fences, and to maintain any applied finish.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect and lubricate gate hinges, latches and locksets every six (6) months. Inspections to detect breakdown of the surface finish and early signs of corrosion should occur every 2-3 months with touchup as necessary. Painted surfaces with average sun and moisture exposure, in normal climates, will need to be repainted approximately every 1-2 years. Painted surfaces exposed to moist air should be repainted every twelve (12) months and touched up 1-2 times per year.

Additional Maintenance Information:

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Gates and Fences (Wood)

Wood Gates and Fences limit access, define boundaries and/or provide fall protection. Gates may have locksets designed to limit access without the proper key. Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility belongs to you, what portion belongs to your neighbor, and what portion belongs to the Association.

Maintenance Suggestions

Inspect the surface finish of the wood components, looking for dryrot, termites and vandalism. Pay particular attention to horizontal surfaces (top of cap rail, top of bottom rail) as the finish on these surfaces will wear away rapidly, exposing bare wood to the elements. Pay particular attention to the bases of any supporting post or hardware, since rust, corrosion, dryrot or termite activity will usually start in these areas.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect surface finish, especially the top rail, at least every six (6) months. Wood repairs should be performed immediately. Wood surfaces should be refinished every 2-3 years, more often if exposed to excessive weather conditions.

Failure to maintain the components will lead to wood damage (dryrot, cracking, checking or termite damage) and will cause early and unnecessary replacement expenses.

Additional Maintenance Information:

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Handrails (Metal)

Metal Handrails provide secure handholds for stairways and walkways with steps.

Maintenance Suggestions

Make sure all handrails are securely fastened. Check for rust on all surfaces and prep and paint as needed. Check for holes in the metal and have welding repairs performed, followed by painting. Check closely the support posts where they attach to the ground, deck, stair treads or stair stringers. If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post.

Keep all landscape irrigation water adjusted away from all metal, wood and stucco surfaces at all times, and do not allow dirt or plant materials to remain in contact with these surfaces.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect all metal railings for paint needs and physical problems two (2) times each year.

Additional Maintenance Information:

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Handrails (Wood)

Wood Handrails provide secure handholds for stairways and walkways with steps.

Maintenance Suggestions

Check for dryrot on all surfaces. Check closely the support posts where they attach to the deck, stair treads or stair stringers. Remove dryrot, repair, prime and paint as needed.

If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect all wood handrails for touchup and physical problems two (2) times each year.

Additional Maintenance Information:

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Landscape Drains

Landscape drains in your patio or yard carry excess rain and irrigation water away to storm drains. It is your responsibility to maintain proper grading so that water will flow to the drains and to keep the catch basin grates clear of plant growth, landscape material and debris.

Maintenance Suggestions

Inspect the surface grade and grates to determine that surface water will be properly carried away. These inspections should be a combination of visual inspection and flow-testing with a hose. Correct any deficiencies before the rainy season starts (before October 1 of each year). Do not alter drain swales, inlets, grate or subsurface pipes without the prior written approval of the Association.

Remember that these drains could flow through your patio or yard out to the storm drain system through other patios or yards. A backup could cause flooding in other areas.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Verification of the flow condition of all subsurface drains should be performed in the fall before heavy seasonal rains start, and in the late spring before the chance of summer thunderstorms.

Clogged landscape drains can lead to serious flooding of patios, yards and homes, both yours and your neighbors'. Secondary damage to flooring, drywall, paint, cabinetry, etc. can cause repair costs to reach thousands of dollars.

Additional Maintenance Information:

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Mailbox

You may have an individual mailbox supported by a free standing metal or wood post, or your mailbox may be part of a group installed in a "ganged" enclosure.

Maintenance Suggestions

For individual mailboxes installed on support posts, inspect the post (and post base and anchor bolts, if applicable), checking for paint touchup needs, corrosion or dryrot, damage and vandalism. Excessive water from irrigation will accelerate corrosion or dryrot problems and should be eliminated. Keep plant material and dirt away from all wood and metal posts to eliminate wet conditions adjacent to the post. Keep the mailbox clean and functional. Adjust and lubricate hinges and latches. Paint as needed. Replace the mailbox when appropriate.

For ganged mailboxes, maintenance responsibility falls into three (3) separate groups: 1)The main box framework, hinge, parcel box hinges and locks, individual mailbox hinges and surface finish of all boxes are the maintenance responsibility of the Association; 2) The lock and key controlling the individual mailboxes are the maintenance and replacement responsibility of the Owner; 3) The master lock and key controlling access to the loading panel is the maintenance responsibility of the Post Office.

Owners should lubricate the lock (only) with a Teflon-based spray lubricant. Lubricate the lock and immediately wipe off any excess on the lock and surrounding surfaces.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect your mailbox (and the support post system when applicable) at least every six months. Inspect the condition of the mailbox each time you retrieve mail.

Additional Maintenance Information:

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Parking Spaces

Parking Spaces may have been provided for your use. They may be deeded, leased or assigned. The Association is responsible to maintain these spaces structurally and in a clean condition. Cleanup or repairs caused by abuse, excessive wear and tear or leaking fluids could be charged back to you.

Maintenance Suggestions

Inspect your parking space(s) for oil, fluid or dirt deposits. Make sure your vehicle(s) do not leak fluids.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect your parking space(s) each time you use your vehicle(s).

Additional Maintenance Information:

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Perimeter Fences

Perimeter Fences may be of wood or metal construction. The surface of any fence facing your home is your maintenance responsibility. You may also be responsible for the side facing away from your home and for structural maintenance. Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility belongs to you, and what portion belongs to the Association.

Maintenance Suggestions

Inspect the Perimeter Fence to determine repair and paint needs. Refer to "Gates and Fences" within this Section for inspection and maintenance information.

Identify any areas where plant material or irrigation water is causing damage and correct or adjust as needed.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspection for surface condition and structural problem should occur two (2) times each year.

Minor problems with paint and structure that are found early can be repaired before they become large and costly.

Additional Maintenance Information:

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Perimeter Walls

The surface of any block wall facing your home is your maintenance responsibility. You may also be responsible for the side facing away from your home and for structural maintenance. Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility belongs to you, and what portion belongs to the Association.

Maintenance Suggestions

Inspect the perimeter wall to determine repair and paint needs. Check for cracks or separations. Check for irrigation overspray patterns and correct or adjust as needed.

If there are trees planted close to the wall, check for surface roots. Keep roots pruned away from the perimeter wall foundation. Small root leaders can easily grow under the foundation or through small cracks or openings. As these roots grow, they expand in girth, and have the potential to lift the foundation or cause minor cracks to expand.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspection for surface condition and structural problems should occur two times each year.

Minor problems with paint or structure that are found early can be repaired before they become large and costly.

Additional Maintenance Information:

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Retaining Walls

Retaining Walls hold back soil to provide tiered planting areas or increase the usable ground space.

Maintenance Suggestions

Inspect retaining walls for joint separations, wall cap damage, vandalism, graffiti and/or excessive moisture transmission through the wall. Joint separations or cracks larger than one-quarter inch (1/4") should be monitored to determine if settling or movement is continuing. Once settling has stopped, repair cracks as needed. Hairline cracks less than one-quarter inch (1/4") in width are considered normal.

Tree roots can cause structural damage to retaining walls. Do not plant trees within ten feet (10') of any retaining wall.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect retaining walls for structural problems two times each year. Inspect for vandalism and graffiti whenever maintenance work is being preformed.

Minor structural problems can be repaired at minor cost if identified early. Problems left unrepaired will increase and the repair need will grow in scope and cost. Vandalism and graffiti will invite additional problems into the area and should be repaired or removed immediately.

Additional Maintenance Information:

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Shade Structures

Your home may include a Wood Shade Structure (Trellis, Gazebo, Arbor or Patio Cover). Like all wood structures these will require periodic maintenance and repainting.

Maintenance Suggestions

All wood surfaces need to be covered with paint and repainted regularly. Regular inspections of external wood surfaces should be established to detect early signs of deterioration. Wood surfaces exposed to excess heat, sunlight or salt air should be inspected more often for signs of deterioration. Wood to wood connections may need repair when exposed to water and a wood preservative may also be necessary. Metal joint and fasteners for beam trellises should be inspected regularly and touched up frequently if rusting occurs.

Timetable

Inspect metal and wood surfaces every six (6) months for signs of discoloration, loss of sheen, fading, cracking, flaking, peeling, splitting, or delamination. Most wood surfaces with average sun and moisture exposure will need repainting every 2-3 years. Wood surfaces with excess amounts of sun, heat, chemicals, salt air and/or moisture should be repainted as needed. Metal joints and fasteners should be repainted annually or touched up as needed.

Wood that has been exposed to the elements begins to lose structural integrity. The initial signs of deterioration include color fading, chalky residue buildup, bubbling, cracking, and peeling. This can be followed by delamination, splitting and eventually warping and dry rot. Extensive replacement costs can be avoided with a regular and sensible inspection and repainting program.

Additional Maintenance Information:

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Sidewalks and Driveways

Sidewalks and Driveways are concrete pathways connecting streets and public sidewalks to your home. They need to be solid, smooth but not slippery, and free of major cracks and trip hazards.

Maintenance Suggestions

Check all concrete flatwork areas, looking for cracks wider than 1/4", damaged or deteriorated concrete, or elevation changes that could cause a trip and fall condition. Sidewalks and driveways adjacent to large trees should be closely inspected. Sidewalks and driveways on the north sides of buildings and any in constant shade should be inspected for algae, moss or mildew, all of which could lead to a slippery surface. Plant growth needs to be maintained OFF of sidewalk and driveway surfaces at all times.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Two (2) times each year, carefully inspect sidewalks, walkways and driveways. Elevation changes can be subtle over a six (6) month period and ANY changes in elevation should be identified, so that those areas can be targeted during the next inspection period. Keep sidewalks clean of debris and plant growth at all times.

Additional Maintenance Information:

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Sound Walls (Metal)

If Sound Walls have been installed, they may be aluminum framed with tempered glass panels. The Association is responsible for the surface finish of the exterior side of the aluminum frame only. You are responsible for the interior surface finish, all of the glass panel, and the repair and replacement of the structural components.

Maintenance Suggestions

Inspect the metal frames on the inside of your yard. Look for corrosion of the aluminum caused by damage to the surface finish. Look for excessive moisture from irrigation water. Look for ponding along the top edge of the block wall which would allow water to stand in contact with the aluminum frame. Look for cracks or chips in the glass panels.

If there are trees planted close to the sound wall, check for surface roots. Keep roots pruned away from the foundation of the wall. Small root leaders can easily grow under the foundation or through small cracks or openings. As these roots grow, they expand in girth, and have the potential to lift the foundation or cause minor cracks to expand.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspection should occur every six (6) months. Adjust irrigation systems as needed to keep water away from walls. Repair any damage immediately.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Sound Walls (Vinyl)

If Sound Walls have been installed, they may be vinyl framed with tempered glass panels. You are responsible for the interior surface finish, all of the glass panel, and the repair and replacement of the structural components.

Maintenance Suggestions

Inspect the vinyl frames. Look for damage to the surface finish. Inspect also for any cleaning needs. Look for excessive moisture from irrigation water. Look for ponding along the top edge of the block wall which would allow water to stand in contact with the vinyl frame. Look for cracks or chips in the glass panels. Repair or replace as needed.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspection should occur every six (6) months.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Sound Walls (Wood)

If Sound Walls have been installed, they may be wood framed with tempered glass panels. You are responsible for the interior surface finish, all of the glass panel, and the repair and replacement of the structural components.

Maintenance Suggestions

Inspect the surface finish of the wood components, looking for dryrot, termites and vandalism. Repair or refinish as needed. Pay particular attention to horizontal surfaces and posts and bottom rails as these areas are more susceptible to damage from standing water. Look for ponding along the top edge of the block wall which would allow water to stand in contact with the wood frame. Look for cracks or chips in the glass panels. Repair or replace as needed.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspection should occur every six (6) months.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Stair Stringers (Metal)

If you have exterior stairways, metal Stair Stringers may support the stair treads and handrails required for access to and from your home. They are painted to protect the metal surface.

Maintenance Suggestions

Inspect stringers closely wherever ground or deck contact occurs. Rust occurs in these areas and can spread rapidly, sometimes below the paint layer where it is harder to detect. Inspect all parts of stringer for chipped paint and rust. Look for irrigation overspray patterns and plant growth onto the stringers and adjust as necessary.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspections to detect paint chipping and break down and early signs of corrosion should occur every 2-3 months with touchup as necessary. In relatively dry environments, metal with average exposure to the elements should be touched up as needed, approximately every six (6) months. Painted metal with average sun and moisture exposure, in normal climates, will need to be repainted approximately every 1-2 years. Painted metal exposed to moist air should be repainted every twelve (12) months and touched up 1-2 times per year.

Metal stair stringers will last for decades if properly maintained. Rust is the primary enemy, and can be kept in control with an aggressive painting maintenance program. Compared to the cost of replacement, an on-going painting maintenance program is very cost effective.

Additional Maintenance Information:

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Stair Stringers (Wood)

If you have exterior stairways, wood Stair Stringers may support the stair treads and handrails required for access to and from your home. They are painted to protect the wood surface.

Maintenance Suggestions

Look for faded and/or missing paint, cracking and checking of the wood surface, and discoloration. Check locally wherever the stringer is attached to the ground or the building, and wherever the handrails and stair treads are attached. Water intrusion and dryrot issues usually develop in these areas.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect surfaces at least every six (6) months. Wood repairs and touchup should be performed immediately. Maintain the finish on all wood surfaces to protect the wood from water and moisture damage.

Wood stair stringers will last for decades if properly maintained. Dryrot is the primary enemy, and can be kept in control with an aggressive painting maintenance program. Compared to the cost of replacement, an on-going painting maintenance program is very cost effective.

Additional Maintenance Information:

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Unit Entry Gates (Steel)

A metal gate may have been installed as an Entry Gate leading to the entry door through the front patio. It has been painted to match or complement the trim colors of your home.

Maintenance Suggestions

Inspect posts closely wherever ground contact occurs. Rust occurs in these areas and can spread rapidly, sometimes below the paint layer where it is harder to detect. Check for any missing end caps. Inspect all parts of gate for chipped paint and rust. Look for irrigation overspray patterns and plant growth onto the gate and adjust or trim as necessary. If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post. All gate hardware and locksets should operate smoothly.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspections to detect paint chipping and break down and early signs of corrosion should occur every six (6) months with paint touchup as necessary. Painted metal with average sun and moisture exposure, in normal climates, will need to be repainted approximately every 1-2 years. Metal exposed to moist air should be repainted every twelve (12) months and touched up 1-2 times per year. Inspect and lubricate gate hinges, locksets and closing hardware .

Additional Maintenance Information:

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Unit Entry Gates (Wood)

A wood gate may have been installed as an Entry Gate leading to the entry door through the front patio. It has been painted to match or complement the trim colors of your home.

Maintenance Suggestions

Inspect all painted surfaces. The paint on the top surface will deteriorate rapidly and special attention needs to be paid. Visually inspect the gate, looking for sags or damage. Repair as needed. If irrigation or plant growth is contacting the gate, adjust or trim as needed. If any post bases are located in a depression that can trap and hold water, fill the depression with a material compatible with both the post and the deck material to force water to drain away from the post.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect the entry gate at least every six (6) months. Lack of paint on the gate, especially the top rail, will invite dryrot to start, requiring early and unnecessary wood replacement. Excessive irrigation, plant growth, and earth/wood contact will also allow dryrot to start.

Additional Maintenance Information:

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V-Ditch Drain System

V-Ditches (Terrace, Down and Toe Ditches and Headwall Collection areas) may have been installed on your property to provide erosion control. This is a very important part of slope stability.

Maintenance Suggestions

Inspect the concrete V-Ditches, looking specifically for:

1. Cracks wide enough to allow significant amounts of water to exit the swale
2. Any undermining caused by erosion
3. Separating concrete joints
4. Problems with or damage to the iron grates and protective grills
5. Excessive accumulations of dirt and debris

Repair concrete and metal grates/grills. Fill any undermined areas as needed. Clean any accumulation of dirt and debris so that water flows freely.

Timetable

Inspect the V-Ditches two (2) times each year to determine maintenance and repair needs. One time should be in October before the heavy rain months (December through March).

Damaged concrete, iron grates and grills or erosion of the dirt supporting V-Ditches will cause problems with flooding, erosion, or clogging once heavy rains start. The V-Ditches have been installed to control the flow of water on the slopes, and problems with containment will lead to erosion and plant loss, potentially leading to slope failure.

Additional Maintenance Information:

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Bathroom Waterproofing

In addition to regular cleaning, the showers and bathtubs require inspection and possibly recaulking of the joints where tile and tub meet, or where showers or tubs meet flooring or drywall. Water getting behind the showers and tubs can cause severe damage to the underlying surfaces, usually going undetected until the damage requires structural repairs. Sink-to-counter, counter-to-wall and toilet-to-floor joints also require inspection and recaulking when necessary.

Maintenance Suggestions

Visually inspect any caulking in the bathrooms where dissimilar materials meet (bathtub-to-tile, toilet-to-floor, etc.) to determine if any separations have occurred. If necessary, clean surfaces and recaulk with appropriate caulking compound. Read and follow all label directions for preparation and application.

Timetable

Check caulking during regular cleaning, but inspect closely at least two times each year. Repair failed caulk joints immediately to prevent water damage to underlying surfaces.

Water intrusion into the wall stud or floor joist cavities will be absorbed into the drywall, wood and insulation. This creates the proper environment for dryrot, mold and mildew to grow. If sufficient water is allowed to enter, the damage to structural elements could eventually require tearout of the finish wall surfaces and replacement of the structural components.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Cabinets

Cabinets have been installed throughout your home. Keeping them clean and adjusted is the only maintenance that should be required.

Maintenance Suggestions

Cabinets are a low maintenance item. Clean grease and dirt, apply protectant and adjust doors and drawers following manufacturer's instructions. Do not overload wall cabinets or drawers with excessive amounts of heavy kitchen items.

Timetable

Keeping the cabinets clean and protected is a constant process. Adjust doors and drawers as needed. Inspect closely and adjust the operation of all door hinges and drawer guides at least two times each year.

Additional Maintenance Information:

CABINETS
Kitchen and bathroom cabinets are selected for their attractive appearance, durability, and ease of care. With proper maintenance, the cabinets will remain serviceable and attractive. Cabinet mounted coffee makers are not recommended since the rising steam will damage solid wood and wood veneer, causing fading or delaminating. For the same reason, position regular coffee makers out from underneath the upper cabinets and near the front of the counter. Run the kitchen exhaust fan while cooking or using countertop appliances to help exhaust heat and steam. Please Note: All wood surfaces and shelves must be kept clean and dry at all times.

Wood or Veneer Cabinets: Clean with the same gentle care you would give any fine wood furniture. A light coat of wax or mild furniture polish applied periodically will protect the finish and appearance. Wood tone, grain, and color variations are normal, and reflect the natural characteristics of natural wood or veneer.

Laminate and Printed Wood Grain Cabinets: Clean cabinets with a soapy cloth or sponge, or use a nonabrasive liquid household cleanser for more stubborn stains. There are one-step cleaning products available that clean, reduce streaking, and leave surfaces polished. As with all cleaning products, carefully follow the manufacturer's instructions.

Drawer and Hinge Care: Check the hinges at least once a year for proper alignment and tightness, using a screwdriver to make necessary adjustments. Check drawers for easy movement and apply a silicone spray to the drawer guides should sticking occur. Close the drawers to protect the drawer guides and to keep the contents clean.

Repairing Nicks and Scratches: Hardware stores offer color matching putty, stains, and polymer fillers to cover and repair cabinet nicks and scratches.

Shelves and Lazy Susan Cabinets: Flat and carousel shelves are not designed to hold weight that exceeds 20 pounds per square foot. Keep canned goods, flour, sugar, and heavier products on the

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bottom shelf of the base cabinets.

WARRANTY ITEMS
If there is a gap in excess of ¼" between cabinets and ceiling and walls, unless designed that way, D.R. Horton will repair the gap with caulk, putty, or scribe molding, or reposition/reinstall cabinets.

Where cabinet faces are more than 1/8" out of line, and cabinet corners are more than 3/16" out of line, D.R. Horton will make necessary adjustments.

D.R. Horton will correct or replace doors and drawer fronts where cabinets or drawers are warped in excess of ¼" as measured from the face frame to the point of furthermost warpage, with the door or drawer front in closed position.

D.R. Horton will adjust or replace cabinet doors and drawers that do not open and close with reasonable ease. If a cabinet door or drawer will not stay closed, D.R. Horton will adjust or replace the hardware.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Carpet

Carpets will continually attract and trap dirt and need to be constantly vacuumed and regularly cleaned to ensure long life.

Maintenance Suggestions

You can add years to the life of your carpet with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum. The dirt particles wear down the fibers like sandpaper and dull the carpet. The most important thing you can do to protect your carpet is to vacuum it frequently. "Graying" will occur along the carpet edges (at baseboards and stair stringers) if vacuum edge tools are not used. Graying is caused by the dirt remaining at the edges that is not picked up by the standard vacuum head.

Timetable

Vacuum twice each week lightly and once a week thoroughly. Heavy traffic areas may require more frequent cleaning. A light vacuuming is three (3) passes; a thorough job may need seven (7) passes. Have your carpet professionally cleaned regularly, usually once a year.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Closet Shelf Systems

The Closet Shelf Systems are made of composite materials (usually plywood, MDF (medium density fiberboard) or HDF (high density fiberboard). The shelves and poles are braced to provide the strength necessary to support normal working loads.

Maintenance Suggestions

Do not apply excessive weight or load to the shelves beyond the manufacturers' design parameters. Do not remove or relocate braces from original installed position, as this will compromise the strength and integrity of the shelf system.

Timetable

Dust and/or clean as often as necessary to maintain cosmetic appearance, using a soft cloth. If wet cleaning is necessary, use only warm water applied to the cloth. Do not use commercial or industrial cleaners as this may lead to delamination of the product.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Condensation

Condensation in the home is caused when water vapor in the air (humidity) comes in contact with a colder surface (windows or plumbing pipes). Excessive or constant condensation can lead to water damage and mold issues.

Maintenance Suggestions

Occasional condensation in the kitchen, bath or laundry areas is common. It is your responsibility to maintain proper humidity. Ensure that your home is well ventilated at all times to prevent condensation and high humidity. Use bathroom exhaust fans during shower and bathtub use (and for a short time after) to reduce humidity in the bathroom. Running the HVAC system reduces humidity, and keeping windows open (as weather allows) will allow fresh air to enter and balance humidity levels. Do not try to speed up the evaporation process by creating extremely high temperatures in the wintertime. This may cause a new home to dry out unevenly, creating cracks and other problems.

Timetable

Check for evidence of condensation during regular cleaning, but inspect closely at least two times each year.

Additional Maintenance Information:

CONDENSATION,
Condensation, or the appearance of moisture that occurs when warm moist air comes into contact with a colder surface, is most prevalent in new homes, especially during the first year. This is caused by the large quantities of water used to build the home, from the concrete foundations to the paint on the walls. As this water evaporates, and the drying-out process occurs, the moisture takes the form of condensation on windows and plumbing pipes. Another source of humidity is everyday water usage. Do not try to speed up the evaporation process by creating extremely high temperatures in the wintertime. This will cause the house to dry out unevenly, creating cracks and other problems.

Occasional condensation in the kitchen, bath or laundry areas is common and is therefore not a defect. It is your responsibility to maintain proper humidity.

Most window condensation is produced by conditions beyond D.R. Horton's control and is not covered by the Customer Care Program.
Do not use kerosene space heaters or any other type of unvented gas heater. These devices add significant amounts of moisture to the air.

Ventilation
D.R. Horton will provide for adequate ventilation, as required by the applicable building code. D.R. Horton is not responsible for your actions that interfere with the ventilation system.

Ensure that your home is well ventilated at all times to prevent condensation and high humidity. Use bathroom exhaust fans during shower and bathtub use and for a short time after to reduce humidity in the bathroom. Running the HVAC system reduces humidity in the home, and keeping windows open will allow fresh air to enter and balance humidity levels.

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WARRANTY ITEMS

Windows will collect condensation on their interior surfaces when extreme temperature differences and high humidity levels occur. Condensation usually results from humid conditions within the home that are created by you or during the curing process in a new space. If the window condensation or frost is directly attributed to faulty installation, D.R. Horton will make the appropriate repairs. Normally, condensation results from conditions beyond the control of D.R. Horton and no corrective action is required.

Note: Review the section of this Manual on Mold Prevention and follow the steps set forth in that Section for the prevention, detection and elimination of mold.

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Cooktop (Electric)

An electric Cooktop may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer.

Timetable

Clean as often as necessary to maintain appearance and function.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Cooktop (Gas)

A gas Cooktop may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer. Gas and ignition system adjustments should be performed by qualified service technicians.

Timetable

Clean as often as necessary to maintain appearance and function. A yearly check of the gas, vent and ignition systems is suggested for safety purposes.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Countertops

Countertops are covered with a variety of materials. Each material type has it's own unique cleaning and maintenance needs.

Maintenance Suggestions

1. Caulking has been installed where countertops and backsplashes meet the walls. It is important to keep moisture from getting under countertops or behind backsplashes. Keep countertops dry at all times. Repair or replace caulking before it fails to repel water.
2. Always use a cutting board to protect the countertops.
3. Dropping pots, pans or other heavy kitchen items can break or chip the counter's surface.
4. Excessive weight can cause warping, drawer malfunction or may cause the top to pull away from the wall. DO NOT STAND ON COUNTERTOPS.
5. Avoid harsh and/or abrasive cleaners. Do not use cleaners that contain bleach.
6. Do not place hot pans, coffee pots, baking dishes, hot irons, or burning cigarettes directly on countertop surfaces.

Timetable

Protect countertop surfaces from damage at all times. Wipe up spills immediately. Check all caulked joints during regular cleaning, but inspect closely at least two times each year. Reseal natural stone countertops at least every twelve (12) months.

Additional Maintenance Information:

COUNTERTOPS
Countertops are covered with a variety of materials including, glazed ceramic tile, and cultured marble, plastic laminates, solid surface materials or stone.

Separation of countertops at walls and where backsplash meets the counter are the result of normal shrinkage of material. Caulking repairs this. It is important to keep moisture from reaching the wood under the surface material to prevent warping.

Laminated countertops, typically, will have one or more discernible seams. There should be no gap at the seams.
To assure that your countertops remain beautiful and functional:

Always use a cutting board to protect your countertops when you prepare food. While minor scratches that can result from cutting food may not be noticeable at first, in time they will dull and mar the luster of the finish. This can happen to even the hardest ceramic tile.

Wipe up spills immediately. Some liquids, particularly hot ones, can cause almost imperceptible stains on ceramic tile grout and plastic laminate. In time, the stains can accumulate and become unsightly.

Be careful to avoid dropping pots and pans and other kitchen items on your countertops. This can break or chip the counter's surface.

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Do not sit or stand on countertops. Excessive weight can cause warping, drawer malfunction or may cause the top to pull away from the wall.

Avoid harsh cleaners and abrasive cleansers.

Keep countertop dry at all times.

Excessive heat can cause charring, burning, lifting, or blistering. Do not place hot pans, coffee pots, baking dishes, hot irons, or burning cigarettes directly on countertop surfaces. Use protective hot pads or trivets under countertop electrical appliances.

Steam from an open dishwasher may cause swelling and delaminating. Allow time for the dishwasher to cool before opening the door.

Keep standing water away from the backsplash, seams, and the seal around the sink. These areas are prone to water damage, since excessive moisture will eventually break down the seal and cause swelling or delaminating.

Soapless detergents or similar household cleaning detergents are available in most supermarkets.

All-purpose cleaners may be appropriate.

Commercial tile cleaners can always be purchased from ceramic tile distributors but may be found in some supermarkets.

WARRANTY ITEMS
D.R. Horton will repair and replace cracked, badly chipped, or loose tiles as needed, if the damage was caused prior to Close of Escrow. D.R. Horton is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original. Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to normal shrinkage conditions. D.R. Horton will repair grouting, if necessary, one time during the Warranty Period. Any grouting or caulking that is needed after that time is considered Homeowner maintenance. Sealing grout is your responsibility.

If the joints of high-pressure laminate on countertop are delaminated, D.R. Horton will repair or replace delaminated coverings.
D.R. Horton will repair or replace cracked or chipped countertops only if the damage occurred prior to the Close of Escrow. Cracks or chips occurring after the Close of Escrow are your responsibility.

D.R. Horton will make necessary adjustments to countertops that are more than 3/8" in 10 feet out of parallel with the floor.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Dishwasher

The Dishwasher is one of the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Perform the General Maintenance tasks found on the Care and Cleaning pages provided by the manufacturer. Inspect for leaks each time the dishwasher is operated.

Timetable

Manufacturer suggests "periodic" inspection. Inspect at least two times each year.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Dryer Vent

The Dryer Vent carries warm moist air from the clothes dryer to the exterior of your home. The vent terminates on an exterior wall or the roof. A moving damper cover integrated into the housing allows exhaust from the dryer to exit the pipe (positive pressure pushes the damper door open), while keeping birds and rodents out whenever the dryer is not being used.

Maintenance Suggestions

Inspect the vent termination for damage and painting needs. Inspect the damper assembly to verify that the door moves freely and is not pinched by the housing or stuck from lint collection. Keep the dryer vent duct clear of lint collections.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Clean the dryer vent duct and inspect the vent termination (on an exterior wall) at least one time each year. If the damper door becomes inoperative, lint will collect in the duct. Excessive lint or an inoperative door could cause moisture to collect in the duct, potentially leading to moisture intrusion problems inside your home. Clogged ducts can also lead to heat buildup and a potential fire condition.

Additional Maintenance Information:

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Drywall

The interior walls of your home have been finished with Drywall.

Maintenance Suggestions

Slight cracking in drywall seams may become visible in walls and ceilings. These occurrences are normally caused by the shrinkage of the materials to which the drywall is attached. Most cracking is normal and will be found at areas of windows and occasionally at inside corners where two walls meet. Repair cracks with a small amount of interior caulking. Slight variations in texture are normal and will occur randomly.

Timetable

Inspect all interior wall surfaces during normal cleaning, but at least twice yearly.

Additional Maintenance Information:

DRYWALL
Some slight cracking and/or drywall seams may become visible in walls and ceilings. These occurrences are normally caused by the shrinkage of the materials to which the drywall is attached. Most cracking is normal and will be found at areas of window returns and occasionally inside corners where two walls meet. Repair these cracks with a small amount of interior-grade caulk or spackle, then prep and paint to match.

There are a variety of specially designed wall fasteners for drywall available from hardware stores. They offer strength in supporting an object, like a large framed picture, and yet create little damage should you move the picture later. Review your Governing Documents for restrictions regarding the penetration of Common and/or neighboring walls and ceilings.

Restoring custom paint colors or wallpaper is a Homeowner responsibility.

DO NOT INSTALL DRYWALL IN YOUR HOME USING NAILS. POUNDING THE INTERIOR SURFACE MAY CAUSE CRACKS TO OCCUR ON THE EXTERIOR FINISH. REPAIR OF THESE CRACKS WOULD BE YOUR RESPONSIBILITY.

WARRANTY ITEMS
D.R. Horton will repair blisters or other blemishes on a finished wall or ceiling that is readily visible from a distance of 6 feet (6') under normal lighting conditions only once during the Warranty Period. D.R. Horton will touch up paint-repaired areas if D.R. Horton was responsible for the original interior painting. A perfect match between original and new paint cannot be expected, and D.R. Horton is not required to paint an entire wall or room. D.R. Horton is not required to repair defects that are covered by wallpaper and, therefore, not visible.

One time within Warranty Period, D.R. Horton shall repair defects resulting in cracked corner bead, trowel marks, excess joint compound or blisters in tape.

Slight variations in texture are normal and will occur randomly. These variations do not require any

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corrective measures.

Angular gypsum wallboard joints may be uneven and no corrective action is required. This is a natural condition that occurs with randomly applied materials.

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Exhaust Fans

Exhaust Fans are low maintenance items, requiring only occasional cleaning. Exhaust fans may be installed in bathrooms, laundryrooms and kitchens.

Maintenance Suggestions

Keep grilles clean to allow proper airflow. Excessive noise indicates a problem. If noise levels increase, contact a service vendor authorized by the manufacturer.

An exhaust fan designed to run continuously may have been installed in your home to provide. The fan draws outside air into the home and exhausts inside air to the outside, providing required "air changes". If installed (usually in a bathroom or laundryroom), this fan must remain running at all times and is therefore provided without a switch. Do not disable this fan.

Timetable

Clean grilles at least every six (6) months.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Fireplaces

Fireplaces may have been installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Perform the General Maintenance tasks as directed by the manufacturer. Flue cleaning is recommended for any wood-burning fireplace.

Timetable

Maintain the fireplace two (2) times each year, following the Maintenance Schedule recommendations provided by the manufacturer. Flue cleaning should be performed annually.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Floor Coverings

A variety of flooring materials have been installed that may include laminates, resilient vinyls, hardwoods and tile. See "Carpet" elsewhere in this Manual for additional floor covering inspection and maintenance information.

Maintenance Suggestions

Clean regularly with a dust mop and/or vacuum, as appropriate for the floor type.

Timetable

Cleaning needs to be done on at least a weekly basis. Closely inspect all floor coverings for damage at least one time every six (6) months.

Additional Maintenance Information:

FLOOR COVERINGS
Your color selection sheets are your records of the brand, style, and color, of floor coverings in your home. Copies are supplied to you at the time you make your selections at the Design Center.

FLOORING AND FINISHES
Your home is finished with a variety of flooring materials that may include carpet, resilient vinyls, hardwoods, and ceramic tiles.

HARDWOOD FLOORS
Because of climatic conditions, swelling and/or shrinkage of hardwood floors are common. These conditions are the result of a change in moisture content in the wood.

Filling and staining will repair excessive separations that occur between hardwood floor segments. Wood floors may show nicks, dents, and moisture damage caused by normal wear and tear. To maintain the beauty of a hardwood floor, follow the care procedures as recommended by the manufacturer and/or flooring contractor.

Hardwood floors are prefinished at the factory with a baked-on wax coating or a urethane coating. Wood floor tone, grain, and color variations are normal, and reflect the natural characteristics of real hardwood. Some squeaking of hardwood floors is normal and is caused by seasonal weather and humidity changes.

Use entrance rugs or mats to protect wood flooring from dirt and water spots. Remove spilled water immediately. Do not set potted plants directly on a hardwood floor as moisture can leak through and cause permanent staining and warpage.

WATER WILL DAMAGE HARDWOOD FLOORS! DO NOT ALLOW WATER ON HARDWOOD FLOORS. DO NOT MOP HARDWOOD FLOORS WITH WATER. ONLY USE PRODUCTS APPROVED FOR THE TYPE OF HARDWOOD FLOOR INSTALLED.

Attach proper furniture protectors to the bottom of furniture legs to protect the hardwood flooring

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from scuffing and surface damage. Be aware that high heel shoes will damage hardwood floors.

CARPETING

Although carpet seams will be visible, no gaps or fraying are acceptable. Edges of carpet against base moldings and along edges of stairs should be held firmly in place. Generally, no metal or other edging material is used when carpet meets another floor covering. D.R. Horton will not be responsible for dye lot variations if replacements are made.

Color variations and shading may be noticeable, and depend upon the carpet's surface texture and pile. The carpet manufacturer will inspect and test the carpet to verify unjustified staining, fading, and discoloration. Their decision and recommendations are considered binding. Minimize color fading caused by sunlight by closing the window coverings during the day, or by using sheer window coverings to reduce incoming sunlight.

Frequent vacuuming and immediate stain removal are primary carpet care steps. For complete instructions, please refer to the manufacturer's cleaning recommendations. While normal vacuuming will only remove loose fibers from carpet yarns, an occasional tuft may be lifted above the surface. Do not pull out the tuft; just snip it off to the length of the other tufts using scissors.

The failure to perform routine maintenance will result in the carpet becoming discolored, dingy, and flattened, which is the result of ingrained soil and minute greasy dirt particles, that cannot be removed by the vacuum cleaner alone. This condition is normally referred to as "graying out" and can only be corrected by an overall deep clean.

CERAMIC TILE FLOORS

Ceramic tile is easy to maintain and impervious to water. The seams and joints are not waterproof and require special attention to prevent water seepage.

Floor Protection: Chipping, scratching, and cracking of floor tiles can be caused by putting heavy furniture directly onto the surface. Minimize this damage and reduce skidding by placing flat furniture protectors underneath furniture wheels and legs.

WARRANTY ITEMS

It is not unusual for carpet seams to show. However, if D.R. Horton installed the carpet, D.R. Horton will eliminate visible gaps at carpet seams during the Warranty Period.

If the carpeting was installed by D.R. Horton, D.R. Horton will re-stretch or re-secure carpeting which loosens, or separates from the points of attachment during the Warranty Period.

Exposure to natural light may cause spots and minor fading of the carpet that does not require any corrective action.

D.R. Horton will repair any carpeted areas that do not have full coverage of pad consistent throughout the flooring area.

Carpet Repair Note: D.R. Horton cannot ensure that carpet repairs requiring new material will match the color of the existing material. D.R. Horton is not responsible for manufacturer dye lot variations or for discontinued carpet patterns.

D.R. Horton will repair gaps between strip hardwood floorboards that exceed 1/8" in width at time of installation. Proper repair can be affected by filling the gap. Relative humidity of the home can cause noticeable fluctuations in gaps between floorboards. This is a normal phenomenon in spaces

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that experience significant shifts in humidity. The Owner is responsible for maintaining proper humidity levels in the home.

D.R. Horton will correct or repair cups in strip hardwood floorboards which exceed 1/16" in height in a 3-inch maximum span measured perpendicular to the long axis of the board. The Owner is responsible for cupping caused by exposure to moisture after
Close of Escrow.

D.R. Horton will correct or repair lippage at the junction of prefinished wood flooring products greater than 1/16".

D.R. Horton will repair voids or "holidays" in the floor finish that are readily visible from a distance of 6 feet under normal lighting conditions.

D.R. Horton shall refinish any field-applied finishes to hardwood flooring that have peeled. Prefinished coatings are the manufacturer's responsibility.

D.R. Horton will repair crowning in strip flooring which exceeds 1/16" in depth in a 3-inch maximum span when measured perpendicular to the long axis of the board.

D.R. Horton will repair hardwood flooring that buckles or becomes loose from substrate within the Warranty Period.

D.R. Horton will repair slivers or splinters that occur during the installation of strip flooring. The imperfections that occur during installation can be shaved and the area filled prior to sanding and finishing.

D.R. Horton will repair gouges or scratches existing at the Close of Escrow.

Hardwood Flooring Repair Note: D.R. Horton cannot ensure that hardwood-flooring repairs requiring new material will match the color of the existing material. It is normal to expect surface nailing to occur around the perimeter area of prefinished hardwood floors, and around any repaired areas, as well.

D.R. Horton will replace cracked tiles, bricks, marble, and stone flooring, and re-secure loose tiles, bricks, marble, and stone, unless the Owner's actions or negligence caused the defects. D.R. Horton is not responsible for discontinued patterns or color variations when replacing tile, brick, marble, or stone flooring.

Cracks in grouting of ceramic tile joints or at junctures with other material such as a bathtub commonly result from normal shrinkage conditions. D.R. Horton will repair grouting, if necessary, during the Warranty Period. The Owner is responsible for re-grouting these joints during the life of the home.

Use of an elastic substance at junctures between tile and other materials is often more effective than grout.

D.R. Horton will repair lippage of adjoining marble or ceramic tile greater than 1/16", except where the materials are designed with an irregular height (such as handmade tile).

D.R. Horton will repair any color variation in grout or mortar joint that is readily visible from a distance of 6 feet under normal lighting conditions.

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Cautions: Review and follow the manufacturer's cleaning and care recommendations. Using a cleaning solution other than that specifically recommended by the manufacturer will void the manufacturer's warranty. Do not wax a no-wax floor. Rubber or latex backed mats, rugs, or carpet can cause permanent discoloration.

Ceramic Tile Floor Repair Note: D.R. Horton cannot ensure that ceramic tile floor repairs requiring new material will match the color of the existing tile material or colored grouting. Color variations are normal; D.R. Horton is not responsible for discontinued ceramic tile patterns or colors.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Food Waste Disposer

The Food Waste Disposer is one of the group of appliances installed in your home. Manufacturer's warranties exist. Food Waste Disposers are maintenance-free as long as they are used properly.

Maintenance Suggestions

Insert food waste loosely. If you pack in too much at once, you can jam the food waste disposer. Small bones will help to clean the sides of the grinding chamber, and ice will clean debris from the blade edges. Do not put uncooked meat fat into the food waste disposer as it may clog. Don't pour liquid fats into the food waste disposer. Solidify liquid fats in an empty tin can and place in the trash instead.

All food waste disposers have overload protectors to avoid damage to the motor. If the food waste disposer should stall, turn off the food waste disposer and the cold water. Unplug the food waste disposer and retrieve the article causing the problem. A wrench is supplied with the food waste disposer that is used to turn the main grinding shaft from underneath to free a stubborn jam. After removing all large articles, press the reset button on the food waste disposer. If it won't stay in, wait a few minutes and try again. If the food waste disposer won't start when the switch is turned on, check the circuit breaker and the switch.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Timetable

Always use cold water when operating the disposal to solidify fatty and/or greasy waste so they will be chopped up and flushed down the drain. Keep the food waste disposer running at least 30 seconds after noise of grinding has stopped to flush all food particles through the drain line. It's safe to run hot water from the sink through the food waste disposer, but use cold water when you are operating the disposer.

Additional Maintenance Information:

FOOD WOOD DISPOSER
Do not load a disposal with food items before turning it on. Turn the cold water on and then start the disposal. Drop food items slowly into the unit. When the unit runs clear, turn the disposal off and leave the water running for several seconds. This allows the waste to be carried away.

Place only foods that are non-fibrous and easily pulverized into the disposal. Examples of foods not to place in the disposal are corn husks, celery, onion skins, rice, potato skins, olive pits, bones and solid or liquid grease. These items may cause your unit to overload or jam. If a jam happens or you experience other problems with your disposal, follow the corrective measures in the manufacturer's operating manual.

Do not dispose of cooking grease or greasy food products into the Garbage Disposal as the drains are connected to Common Area drains that are used by all homes. Grease will cause backups into your and other homes and will not be a D.R. Horton or the Unit Owners' Association responsibility.

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Lint Trap and Blower

The primary lint trap is found inside the clothes dryer. A secondary Lint Trap may have been installed in-line in the ductwork leading from the dryer to an exterior wall. A dryer duct Blower may have been installed to provide the necessary power to ventilate the dryer.

Maintenance Suggestions

Remove lint trap from dryer and clean as necessary. Remove access panels to secondary lint trap and blower assembly and clean as necessary.

Timetable

The primary lint trap needs to be cleaned after each dryer load. Clean the secondary (in-line) lint trap and blower fan blades at least two (2) times each year.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Microwave Oven

A Microwave Oven may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions included in the information supplied by the manufacturer. Replace light bulbs as needed.

Timetable

Cleaning is the only maintenance required on this appliance. Clean as often as necessary to maintain appearance and function. Remove and clean the grease filters (if Over-The-Range Microwave) at least every six (6) months.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Mirrors

Mirrors are fragile and prone to cracking and breakage if improperly used. Never lean objects against mirrors. Never attempt to attach fixtures such as cup holders, toothbrush, holders, soap dishes and other accessories to mirrors. Mirrors are not designed to bear weight, no matter how small.

Maintenance Suggestions

Do not paint around mirror edges, or apply caulking or silicone around mirror edges or to the bottom "J" metal, as it may result in spotting or de-silvering.

To clean the mirror, use warm water and a soft cloth. Commercial glass cleaner can be used, but do not use a brand containing ammonia. Do not use industrial strength cleaner. Never spray cleaner directly on mirror. Always apply to a clean, soft cloth and then wipe mirror. Do not allow water or cleaner to collect and remain on mirror edges. Do not allow abrasive or detergent cleaners designed for tile, walls or other fixtures to come in contact with mirrors or mirror edges. Certain common chemicals found around the home such as chlorine, alkali, acids (sulfuric in pool cleaners), acetic acid (vinegar) and ammonia can be very harmful to mirrors.

Timetable

Clean mirrors as often as necessary to maintain cosmetic appearance. Check constantly to make sure no liquids remain in contact with mirror edges.

Additional Maintenance Information:

MIRRORS
Bathroom mirrors should only be cleaned with mild soap and water or mirror cleaner, wiping several times to remove all glass cleaner residues. Do not use abrasive cleansers that will permanently scratch and mar mirror surfaces. Absolutely NO AMMONIA products should be used on mirrors as this will cause the mirror to de-silver, and will not be covered by the manufacturer's warranty. Do not use abrasive cleansers that will permanently scratch and mar mirror surfaces.

WARRANTY ITEMS
Carefully examine all mirrors during the Buyers Orientation and Inspection for scratches, chips, cracks, and flaws. Mirrors will not be replaced after Close of Escrow unless specifically noted on the Checklist.

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Oven (Electric)

An electric Oven may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer.

Timetable

Clean as often as necessary to maintain appearance and function.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Oven (Gas)

A gas Oven may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer. Gas and ignition system adjustments should be performed by qualified service technicians.

Timetable

Clean as often as necessary to maintain appearance and function. A yearly check of the gas, vent and ignition systems is suggested for safety purposes.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Paint and Stain

Fading of Painted and Stained surfaces may occur over time and touchups are often visible under certain lighting conditions. Due to the inherent characteristics of wood, color variations will occur when using stains.

Maintenance Suggestions

Flat or "Eggshell" paint has been applied to the interior walls. Use touchup paint to cover scuff marks and dirt. Semi-gloss or high-gloss paint has been applied to interior trim and doors, bathroom(s) and the kitchen. Clean these surfaces with a sponge and lukewarm water.

Stained surfaces may be oil finish only or protected by a clearcoat finish. Consult the product manufacturer for cleaning and maintenance information appropriate to the type of finish on your wood surfaces.

Timetable

Inspect all painted or stained surfaces at least two times each year.

Additional Maintenance Information:

PAINT AND STAIN
You will receive a sample of each interior wall paint used in your home for touchups. This paint should be stored so as not to be affected by temperatures. Review manufacturer's literature for additional touchup and cleaning information.

Fading may occur on painted surfaces and touchups are often visible under certain lighting conditions.

Stain: Due to wood characteristics, color variation will result when stain is applied. There will be no repair or replacements on such variations.

When doing paint touchup with enamel, use a small brush and apply paint only to the damaged spot. Enamel touchup will be shinier than the surrounding area.

For stain touchups inexpensive and easy to use products are available that blend in with the wood grain. Follow manufacturer's directions at all times.

INTERIOR PAINT
The paints in your home will retain their beauty longer if you will follow a few guidelines offered by professional painters. Avoid washing newly painted surfaces for at least three months. This will permit the new paint to dry and 'set.' After this period, avoid the use of strong chemical cleaners and abrasive cleaners, either of which may cause permanent damage to the paint.

When paint touchup is required, remember that all paints change color as they age, so a perfect color match is not possible. Regular repainting is a better option because this results in longer paint life and reduced maintenance costs. Repaint your bathrooms and your kitchen more frequently than other rooms. These areas get frequent exposure to steam and condensation and generally receive more

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wear.

Painting Repair Note: D.R. Horton cannot ensure that painting repairs requiring new material will match the color of the existing material. Paint repairs may show slight variations in different paint manufacturing runs. Color variations are normal.

INTERIOR TRIMS AND MOLDINGS
Your home contains various interior wood and metal trims, including ceiling moldings, floor moldings, and door casings. Some separation of wood trims and moldings is normal, and is caused by home settlement plus shrinkage or expansion due to extremes of dryness or humidity.

Interior Trim and Molding Repair Note: We will only paint or stain the new material when repairing interior wood trim and molding. It is normal that the new material may not exactly match the color of existing material.

WARRANTY ITEMS
D.R. Horton will repair openings at joints in trim and moldings, and at joints between moldings and adjacent surfaces that exceed 1/8" in width at time of installation.

Separation of trim and moldings can be caused by lack of control of indoor relative humidity by you and in such cases, is your responsibility.

Setting nails and filling nail holes are considered part of painting and finishing. After painting or finishing, D.R. Horton shall repair nails and nail holes readily visible from a distance of 6 feet under normal lighting conditions. Note that puttying of nail holes in base and trim molding installed in unfinished rooms and areas not exposed to view (such as inside of closets) are not included.

D.R. Horton will finish trim edges at inside corners so that they are coped or mitered. However, square edge trim may be butted.

D.R. Horton will repair gaps between miter edges in trim and molding which exceed 1/8" at time of installation. Caulking or puttying with materials compatible to the finish is acceptable.

Splits, cracks, and checking are inherent characteristics of all wood products, and are not a defect.

If hammer marks on interior trim are readily visible from a distance of 6 feet under normal lighting conditions, D.R. Horton will fill hammer marks and refinish or replace affected trim.

If varnish or lacquer finishes deteriorate during the Warranty Period, D.R. Horton will retouch affected areas of clear-finish interior woodwork and match the original finish as closely as practical. Finishes on window sills with south facing exposure may deteriorate more rapidly due to climatic conditions.

If a painted surface shows through new paint when viewed from a distance of 6 feet under normal lighting conditions, D.R. Horton will recoat and match surrounding areas as closely as practical.

D.R. Horton will remove paint spatters that are readily visible on walls, woodwork, floors, or other interior surfaces when viewed from a distance of 6 feet under normal lighting conditions.

D.R. Horton will refinish brush marks which are readily visible on interior painted surfaces when viewed from a distance of 6 feet under normal lighting conditions and match surrounding areas as closely as practical.

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D.R. Horton will refinish lap marks which are readily visible on interior paint or stain when viewed from a distance of 6 feet under normal lighting conditions and match surrounding areas as closely as practical.

Texture on blown or textured ceilings may be uneven. This is a normal condition that occurs with randomly applied materials and does not require any corrective action.

If resin bleeds through on interior trim, this is a normal condition that can be expected to occur with natural materials such as wood and does not require any corrective action.

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Plumbing Fixtures

Plumbing Fixtures have been installed at bathtubs, showers, sinks and toilets. They control the flow of water and must be maintained to prevent drips, leaks and water damage and to conserve water.

Maintenance Suggestions

Visually inspect all fixtures for leaks. Check all porcelain fixtures for cracks. Check garbage food waste disposer and toilets for proper operation. Repair any discovered problems to prevent water intrusion issues and to help conserve water.

Timetable

Inspect plumbing fixtures for leaks, proper operation and/or damage at least two times each year.

Additional Maintenance Information:

PLUMBING FIXTURES
The fixtures in your home include bathtubs, showers, toilets, sinks, and faucets.

ANY ADDITION, ALTERATION, OR MODIFICATION TO THE PLUMBING FIXTURE INSTALLATION, UNLESS PERFORMED BY A LICENSED PLUMBING CONTRACTOR, MAY VOID ALL APPLICABLE MANUFACTURERS' WARRANTIES OR ANY RESPONSIBILITY OF D.R. HORTON UNDER THE Customer Care Program.

PORCELAIN FIXTURES
Some kitchen sinks, toilets, and porcelain-on-steel bathtubs are made with vitreous china or finished with porcelain.

TOILETS
Toilets are made of vitreous china, a glasslike material that is almost impervious to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object.

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 backside of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction.

If the toilet bowl begins to wobble, tighten the nuts on the bolts holding the toilet to the floor. A loose toilet can cause the wax ring to fail. The wax ring seals the toilet to the floor flange, creating the watertight seal.

If the flush valve in your toilet fails or begins to leak, you can purchase a new flush valve at a home center or hardware store. If you are not entirely comfortable with this do-it-yourself project, a plumber can perform this task.

Your new home is furnished with water-saving toilets. These toilets are designed to reduce water usage. At times you will find a single flush does not clear the toilet bowl. When this happens, wait for

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the toilet tank to refill then flush again. Take care in the amount and type of paper, and materials flushed. Never flush hair, grease, lint, diapers, rubbish, or sanitary materials into the sewer system.

Commercial toilet cleaners that are readily available at most supermarkets may damage your toilet. By placing the tablet or other device in the tank, the chlorine in these products will deteriorate the integrity of the rubber seals and cause your toilets to malfunction. The manufacturer, supplier and/or builder do not repair this type of damage.

Continuous action toilet bowl cleaners, placed in the toilet water tank, can prematurely wear out the rubber tank flapper and discolor the bowl.

KITCHEN SINK

Do not clean stainless steel sinks with steel wool or metal brushes, and do not leave rubber mats in the sink since they trap water and produce surface discoloration. To restore luster to stainless steel, apply a small amount of mineral oil with a soft cloth, then wipe dry.

Do not dispose of cooking grease or greasy food products into the Kitchen sink as the drains are connected to Common Area drains that are used by all homes. Grease will cause backups into your and other homes and will not be a D.R. Horton or the Unit Owners' Association responsibility.

BATHROOM SINKS

Do not step into a bathtub or tub-shower with shoes on. Gritty particles adhere to shoe soles that will scratch the enamel.

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

It will be necessary to reapply a tub and tile caulk when the previous caulking has dried out or eroded. To recaulk the area, use a tub and tile caulk available in local hardware stores. Begin by removing the existing caulk and cleaning the area. Once the area is dry, apply fresh caulking to fill the vacant space, then smooth out the finish with a wet finger. Failure to perform this maintenance task may result in discoloration of surrounding materials and will not be covered under the Limited Warranty.

LAUNDRY EQUIPMENT

You will get the best results and longer life from your laundry appliances if you follow the manufacturer's operating instructions carefully.

INTERIOR FAUCETS

Faucets are a combination of moving parts that over time can wear and require some maintenance attention.

Many of today's faucets are of the washerless design requiring low maintenance, while some may contain washers and valve seats. Generally, close a water valve only as tight as is necessary to stop the flow of water. Over tightening can lead to washer and seat deterioration, ultimately causing leaks.

Water Faucets: A washer-equipped water faucet has a shutoff feature that requires light closing pressure to stop the flow of water. Do not apply too much pressure since washers can be damaged.

WARRANTY ITEMS

D.R. Horton will repair or replace any faucet or valve that leaks because of defects in material or workmanship.

Defective trim fittings, appliances, and plumbing fixtures are covered under the applicable

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manufacturer's warranty.

D.R. Horton will repair cracks and chips in surfaces of bathtubs and sinks existing as of the Close of Escrow, if such cracks and chips are visible from 3 feet in normal light.

D.R. Horton will not be responsible for damage to fixtures caused after the Close of Escrow. If the problem resulted from improper manufacture, the manufacturer's warranty will take precedence over D.R. Horton's responsibilities.

If fiberglass tub or shower enclosure base flexes, D.R. Horton shall repair by re-installing according to manufacturer's specifications.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Range and Oven (Electric)

An electric Range and Oven may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer.

Timetable

Clean as often as necessary to maintain appearance and function.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Range and Oven (Gas)

A gas Range and Oven may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions provided by the manufacturer. Gas and ignition system adjustments should be performed by qualified service technicians.

Timetable

Clean as often as necessary to maintain appearance and function. A yearly check of the gas, vent and ignition systems is suggested for safety purposes.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Refrigerator

A Refrigerator may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions included in the information supplied by the manufacturer.

Timetable

Cleaning is the only maintenance required on this appliance. Clean as often as necessary to maintain appearance and function. Clean the coils at least two times each year.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Shower and Bath Enclosures

Shower and Bath Enclosures consists of several components, including metal frames, glass walls and doors (sliding or swinging). The enclosures are intended to keep water from escaping to the floor and surrounding area. The enclosures are attached to the shower or bath stall and are sealed using a silicone sealer application.

Maintenance Suggestions

The shower and bath enclosures have been designed and installed to prevent leaking into wall or flooring systems. However, the opening to the enclosure is vulnerable to escaping water because, by design and necessity, it is a moving part. The opening to the enclosure is not designed to withstand a direct spray from the showerhead. When taking a shower, the showerhead must be pointed away from the opening to the shower and /or bath enclosure. Make certain the opening to the enclosure is shut tightly when showering or bathing. Avoid any excessive splashing within the enclosure. Do not lean against or on the enclosure to support your weight. Do not leave children unattended in the shower and/or bath enclosure.

Do not hang a "shower caddy" from the neck of the shower. This can cause stress on the pipe within the wall and can potentially cause a leak.

Timetable

The silicone compound that has been used to seal the enclosure is critical to the waterproof integrity of the enclosure. Two times each year, the interior of the enclosure should be thoroughly cleaned using products specifically manufactured for cleaning glass and aluminum, and the silicone seal should be checked and repaired if necessary.

Additional Maintenance Information:

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Ventilation Hood

A stand-alone Ventilation Hood may have been installed in your kitchen. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Always run the ventilation hood while cooking or using countertop appliances that produce heat or steam. Surface cleaning and filter cleaning are the only maintenance required of the Owner. Clean the hood following the instructions provided by the manufacturer.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Timetable

Cleaning is the only maintenance required on this appliance. Clean as often as necessary to maintain appearance and function. Clean the grease filters at least every six (6) months.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Ventilation Hood (Microwave)

A microwave oven with integrated Ventilation Hood may have been installed in your kitchen. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Filter cleaning is the only maintenance required of the Owner. Clean the filters following the instructions provided by the manufacturer.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Timetable

Cleaning is the only maintenance required on this appliance. Clean as often as necessary to keep filters operating properly.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Wall Heaters

Wall Heaters may have been installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Periodically remove lint and dust that will accumulate inside the unit. Blow out or vacuum as necessary, being careful not to damage aluminum fins or fan blades. Do not touch the heating elements during cleaning operations.

Timetable

Clean the inside of each unit before the first use each heating season.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Wardrobe Doors

Sliding Wardrobe Doors provide convenient, space-saving accessibility to closets. They may be solid (vinyl or hardboard) or mirrored.

Maintenance Suggestions

Never lean objects against mirrored wardrobe doors. They are not designed to bear weight against them and may crack or break. To clean the mirror, use warm water and a soft cloth. Commercial glass cleaner can be used, but do not use a brand containing ammonia. Do not use industrial strength cleaner. Never spray cleaner directly on mirror. Always apply to a clean, soft cloth and then wipe mirror. Do not allow water or cleaner to collect and remain on mirror edges. Do not allow abrasive or detergent cleaners designed for tile, walls or other fixtures to come in contact with mirrors or mirror edges. Certain common chemicals found around the home such as chlorine, alkali, acids (sulfuric in pool cleaners), acetic acid (vinegar) and ammonia can be very harmful to mirrors.

Do not slam doors into wall jambs or doorstops, as this may cause doors to jump off bottom tracks and damage doors and jambs. Do not allow children to slam wardrobe doors. The bottom door track should be clear of debris at all times. Failure to do so may result in damage to the rolling wheels, may prevent wheels from rolling or may cause doors to jump off bottom tracks.

Wipe metal frames (aluminum or steel) down with a mild detergent diluted with water. Do not spray any cleaner directly on the metal. Remove all dust, dirt, carpet fibers or other debris from bottom and top tracks. Lubricate rollers at least once each year.

Timetable

Clean all surfaces as often as necessary to maintain cosmetic appearance. Adjust and lubricate door hardware whenever operation seems more difficult than normal. Clean and vacuum the bottom tracks at least once each month.

Additional Maintenance Information:

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Washer and Dryer

A Washer and Dryer may have been included in the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Perform the General Maintenance tasks found on the Care and Cleaning pages provided by the manufacturer.

If the installation of your washing machine included a "Smitty Pan" (drain pan), do not remove or cut into it. It is designed to catch and drain away water should the washing machine overflow or leak.

Timetable

Clean the lint trap after each use. Wipe down all seals and gaskets monthly. Manufacturers suggest removal of accumulated lint from the inside of the dryer cabinet and exhaust vent a minimum of one time each year by a qualified service technician.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Wine Storage

A Wine Storage Unit may have been installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Cleaning is the only maintenance required of the Owner. Clean the unit following the instructions included in the information supplied by the manufacturer.

Timetable

Cleaning is the only maintenance required on this appliance. Clean as often as necessary to maintain appearance and function.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Gutters and Downspouts

Gutters and Downspouts are constructed of metal and painted to match or complement the trim colors of your home. Gutters and downspouts capture and direct rain flows away from the building foundation and into the appropriate drainage systems.

Maintenance Suggestions

Conduct all inspections and gutter and downspout work from the ground or on ladders or lifts. When using ladders, be sure to use an offset attachment to avoid damage to the gutters and/or roof. Conduct a visual inspection of the gutters and downspouts for chipping or peeling of the paint. Any missing or disconnected downspouts should be repaired or replaced immediately. Reseal end caps, downspout connections, and corners. Remove accumulated debris from the roof and gutters. Downspouts and drains should then be flushed until they are operational.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Gutter and downspout inspections and maintenance should be performed annually, during fall after deciduous trees have dropped their leaves and in preparation for the months of heavier precipitation. Cleaning may be required during this process. Painted metal needs to be re-painted every 1-2 years or as necessary. Factory-painted metal may not need to be painted for 7-10 years.

Additional Maintenance Information:

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Roof Drains (Flat Roof)

If you have flat roof surfaces on your home, Roof Drains have been installed to keep rain water from collecting.

Maintenance Suggestions

Visually inspect all roof drains. Verify that all grates are in place. Replace any missing grates. Clear roof of any debris that may clog the drain grates. Verify the condition of any suspect drains by applying water from a hose and observing the amount of runoff at the end of the roof drain downspout.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect roof drains quarterly. The fall inspection (October through December) should be very thorough since the rainy season follows immediately.

Additional Maintenance Information:

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Roofing

The roofing material installed on your home protects the building from water intrusion. Transition joints have been flashed or sealed with sheet metal or mastic.

Maintenance Suggestions

A Roofing Contractor should be employed to inspect all roof components and provide a detailed report. Any needed repairs and/or adjustments should be made immediately to prevent water intrusion issues.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Roofing materials should be inspected at least annually. Visual scans of the roof should be made after strong storms. Building movement, high winds or earthquakes can shift roofing materials and diminish or destroy the integrity of the roof. If building movement is noted after an earthquake, a full roof inspection should be scheduled immediately.

The roof has a warranty provided by the installation Contractor. In order for the warranty to stay in effect and provide the best value, the inspection and maintenance requirements of the installation Contractor must be followed. If the roof is not properly maintained, leaks will occur, creating additional expenses for interior damage to your home.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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A/C Condensation Drain Line (Condensate Pump)

The Air Conditioning System may include a drain line which terminates into a condensate pump. When sufficient water collects, the pump activates and sends the water to the a standard plumbing drain. If the float switch inside the pump box senses that water is getting too high (caused by a clogged drain line or non-working pump), the heat pump or fan coil will stop working until the problem is corrected.

Maintenance Suggestions

A drain pan inside the heat pump or fan coil collects the condensation water that occurs during operation. More water will accumulate when humidity is high. A drain line runs from the drain pan to a condensation collection box/pump. A float switch inside the box senses the water level. When the water level reaches a certain height, the pump activates and pumps the water to drain though clear plastic and soft copper tubing.

The pump has a safety feature. If the float switch gets too high, one of two things happens:
1. A signal is sent to a warning buzzer to alert the Owner, or
2. A signal is sent to the thermostat that turns the heat pump or fan coil off.

Both of these systems automatically reset when the water level in the condensate pump box is reduced.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect the discharge pipe two (2) times each year. One inspection should occur during the hottest summer months, when air conditioning activity is most frequent. The other inspection should occur six (6) months after the first.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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A/C Secondary Condensation Drain Line (Bathtub)

The Air Conditioning System may include a secondary drain line which terminates over the bathtub, shower or sink. If the primary drain line becomes clogged, condensate water will discharge from this pipe while the device is operating.

Maintenance Suggestions

Water coming from the pipe indicates that the primary drain line is clogged. This also means that water will be standing in the drip pan inside your home. Rusting may start to occur and will be evident by a rust stain below the discharge pipe. Removal of any rust stains will be your responsibility and will not be covered under the Limited Warranty. If left unrepaired, corrosion of the drip pan will continue until a hole develops in the pan, creating water leak problems and staining inside your home.

Timetable

Look for water discharge from the drain pipe whenever the air conditioner has been running for an extended period of time. Check the condition of the drain pan at least two (2) times each year.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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A/C Secondary Condensation Drain Line (Exterior)

The Air Conditioning System may include a secondary drain line which terminates on an exterior wall, usually over a door or window. If the primary drain line becomes clogged, condensate water will discharge from this pipe while the device is operating.

Maintenance Suggestions

Water coming from the pipe indicates that the primary drain line is clogged. This also means that water will be standing in the drip pan inside your home. Rusting may start to occur and will be evident by a rust stain on the wall or window below the discharge pipe. Removal of any rust stains on the exterior wall of your home will be your responsibility and will not be covered under the Limited Warranty. If left unrepaired, corrosion of the drip pan will continue until a hole develops in the pan, creating water leak problems and staining inside your home.

Timetable

Inspect the discharge pipe two (2) times each year. One inspection should occur during the hottest summer months, when air conditioning activity is most frequent. The other inspection should occur six (6) months after the first.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Electrical System

The electrical system meets both local and national electrical code requirements. Electrical wiring and appliances are protected by circuit breakers. A main circuit breaker provides power to all other circuits. Smaller circuit breakers control appliances, wall switches, lighting, and the HVAC system, and each breaker should be clearly marked as to what it controls. GFI (Ground Fault Interrupt) and AFI (Arc Fault Interrupt) circuits are required by building code as a safety feature. All exterior electrical outlets and any electrical outlet located within six feet (6') of a water source must be protected by a GFI circuit. All outlets in bedrooms must be protected by an AFI circuit.

Maintenance Suggestions

To test GFI and AFI circuits, press the Test button on the receptacle or circuit breaker. The reset button should pop out and all protected outlets should lose power. To reset, press the Reset button. Receptacles can be tested using a standard house lamp or test meter. Some outlets may be "half-hot", where one of the two outlets is always on and the other is controlled by a light switch. These are sometimes identified by an outlet that is installed upside-down. Always use a licensed electrician to make electrical repairs, adjustments, and additions. IMPORTANT NOTE: IF YOUR MAIN CIRCUIT BREAKER TRIPS OR IS TURNED OFF, TURN ALL OTHER CIRCUIT BREAKERS OFF AND WAIT 2-3 MINUTES BEFORE TURNING THE MAIN BREAKER BACK ON. THEN, RESTORE POWER TO THE OTHER CIRCUITS ONE BY ONE. THIS AVOIDS OVERLOADING THE SYSTEM. Do not overload any circuit. Too many appliances running at one time will cause the circuit breaker to trip. Installing a Solar Power Generation System can save you money and contribute to the conservation of our natural resources. The State of California sponsors educational, rebate and incentive programs designed to help homeowners "Go Solar" (visit http://gosolarcalifornia.com) Contact your Association and review your Governing Documents to determine if any restrictions on the installation of solar power generating systems apply to your Community.

Timetable

Test all switches, receptacles and GFI/AFI circuits every six months. If an electrical outlet does not work, check first to make sure the outlet is not controlled by a wall switch, then check the circuit breaker.

Additional Maintenance Information:

ELECTRICAL SYSTEM
The electrical system in your home is designed for safe, trouble-free service and meets both local and national electrical code requirements. A licensed electrical contractor installed electrical wiring, switches, outlets, and circuit breakers.

D.R. Horton will not move light fixtures. Hanging fixtures are installed with chain, wire or solid rod as delivered. All fixtures are installed with bulbs. You are responsible for replacing any burned out bulbs with the exception of those listed on the Buyer Orientation and Inspection Correction List.

Electrical Safety Cautions: Do-it-yourself electrical wiring is dangerous. Improper electrical repairs can endanger the lives of your family and jeopardize your Homeowner insurance in the event of fire or

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electrical injury. Always use a licensed electrician to make electrical repairs, adjustments, and additions.

ELECTRIC METER
The utility company installed an electric meter to measure your electric usage for billing purposes. Their invoice is based on kilowatt-hours used over a given time period, with a kilowatt-hour being the energy expended by 1000 watts for one hour. Should you have questions about meter functions, please contact the Customer Service Department at your utility company.

CIRCUIT BREAKERS
Electrical wiring and appliances are protected by circuit breakers to stop circuit overloading. The main circuit breaker, if tripped for any reason, cuts off all electricity. The smaller circuit breakers within the subpanel in your home control appliances, wall switches, lighting, and the heating system, and each switch is clearly marked as to what it controls.

SAFETY PRECAUTION: DO NOT TAMPER WITH THE ELECTRICAL SERVICE ENTRANCE CABLE THAT PROVIDES POWER TO THE SERVICE PANEL.

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

Power surges are the result of local conditions beyond the control of D.R. Horton. These can result in burned out bulbs and outlets.
If you do not have power to an outlet, check the following prior to calling the electrical contractor or D.R. Horton:

Check the GFCI and reset if necessary.

Some outlets are controlled by a wall switch as a convenient way to turn lamps on and off. Check to see if a wall switch controls the outlet that is not functioning.

Check your panel for a tripped breaker (flip the breaker "OFF" and return it to the "ON" position). IMPORTANT NOTE: IF YOUR MAIN CIRCUIT BREAKER TRIPS OR IS TURNED OFF, TURN ALL OTHER CIRCUIT BREAKERS OFF AND WAIT 2-3 MINUTES BEFORE TURNING THE MAIN BREAKER BACK ON. THEN, RESTORE POWER TO THE OTHER CIRCUITS ONE BY ONE. THIS AVOIDS OVERLOADING THE SYSTEM.

Circuit Tripping Causes and Remedies: Thunderstorms, lightning, and power failures can cause circuit breakers to trip. If only your home is affected, try to reset by switching the breaker to full OFF, then fully back to the ON position. If this does not reset the breaker, or if the breaker continues to trip, do not continue resetting the breaker as this can damage the panel box, wiring, or appliance that it controls. Call an electrical contractor or Customer Service for inspection.

Overloaded circuits can also cause tripping. This occurs when too many appliances are used on one circuit. Reduce the load (unplug all appliances), then reset the breaker as described above.
If you install a microwave oven or other appliances that require large electrical loads, you may need a licensed electrical contractor to add additional wiring to accommodate the load.

If you notice sparks or smell burning, find the location of the odor or sparks. If an appliance is plugged into that outlet, unplug it. If the problem stops, the issue is with the appliance. If this does not cure the problem, shut off the problem circuit and follow the instructions on the "Emergencies"

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page of this Manual.

IMPORTANT NOTE: IMMEDIATELY CALL THE FIRE DEPARTMENT IF THERE IS ANY POSSIBILITY OF A FIRE.

OUTLETS AND WALL SWITCHES
If an electrical outlet does not work, check first to make sure the outlet is not controlled by a wall switch and check circuit breaker. If the outlet still does not operate, contact an electrical contractor or Customer Service.

An electrical outlet or light switch on an exterior wall may produce a slight draft, allowing cold air to be drawn into the room. We make a special effort to reduce these drafts; however, some cold air is normal. Draft protection pads that help reduce cool air drafts can be installed by a qualified electrician or are available at hardware stores.

CABLE TV PREWIRE
Each home is pre-wired with a designated number of outlets for cable TV. It is the Homeowner's responsibility to contact the cable company for the connection of service if desired. All wires are run to the Multiple System Distribution Panel in each unit. The exact location of the outlet within the room will vary slightly.

Any change in location of cable TV outlets will be at Homeowner expense.

Although outlets are installed in your home, the availability of service for each community is dependent upon the cable TV company and not controlled by D.R. Horton. Direct any specific questions regarding availability of service to the local cable company. If you experience problems with cable TV reception, call your cable provider.

PHONE PREWIRE
Moving outlets for decorating purposes or convenience is your responsibility. If an outlet is positioned so that a phone cannot be installed (example, kitchen wall phone interfering with countertop or cabinets), D.R. Horton will correct the positioning under normal circumstances.

If you experience problems with phone connections, contact the phone company.

If the phone company states that there is trouble in the house wiring, please call D.R. Horton. Neither D.R. Horton nor the electrical contractor will pay for wiring repairs done by the telephone company.

CAT 5 PREWIRE
Your home may have CAT 5 prewire. This is not the same as the phone prewire in the home. The CAT 5 prewire is run from each outlet to the system distribution panel, the same as the phone and the cable TV prewire. The final connection at the system distribution panel is your responsibility. The exact location of the outlet within the room will vary slightly. Any change in location of the CAT 5 outlets will be at your expense.

LOW VOLTAGE WIRING
If you experience problems with any of your Cable TV, Phone, or CAT 5 prewire, please call D.R. Horton.

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)
GFCI-protected outlets are required by building code as a safety feature. Most of the electrical outlets

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in the bathrooms, kitchen, and patio or balcony are connected to GFCI-protected circuits. It is a sensitive system that trips easily to prevent electrical shock in these locations. The test/reset buttons on either the outlet itself, a previous outlet on the same circuit, or a GFCI circuit breaker in the subpanel control each circuit.

GFCI outlets are often wired in a series. For example, the bathroom GFCI outlet controls the bathroom, and may possibly control other outlets throughout the home. Also be aware that some homes have multiple GFCI devices, so be certain to inspect, test and reset all devices.

When a GFCI controls more than one outlet, a tripped outlet will also shut down all connected outlets on the same circuit. For this reason, do not plug refrigerators or freezers into GFCI outlets.

If a GFCI receptacle is not functioning, press the Reset button on the wall plate to restore proper operation. If that does not work, check and reset the circuit breaker in the panel box first, then press the GFCI Reset button again. If the GFCI still fails to reset, it may indicate a short in the connected appliance, lamp, etc. Unplug all appliances on this circuit and press the Reset button again. If it still does not reset, the GFCI device is probably defective.

To test GFCI'S, press the Test button on the receptacle or circuit breaker. It should click, and all protected outlets should have no power. If the button does not click, contact D.R. Horton. To restore power, press the Reset button. If power does not return, contact D.R. Horton.

NOTE: DO NOT PLUG A FREEZER, MAJOR POWER TOOLS OR AN EXTRA REFRIGERATOR INTO GFCI OUTLETS.

LIGHT FIXTURES
If a luminous light fixture does not work, make sure all fluorescent bulbs are installed properly. Adjust or replace any tubes that are flickering or buzzing. Check wall switches and circuit breakers.

Do not use indoor bulbs in exterior lighting. Do not use light bulbs with a higher wattage than the maximum wattage stated on the light fixture. We provide original light bulbs; replacements are your responsibility.

SMOKE DETECTOR(S)
The smoke detector(s) in your home are pre-wired, per electrical code requirements, into the main electrical system, and may include a built-in battery backup as well.

WARRANTY ITEMS
If fuses blow or circuit breakers trip, with normal usage, D.R. Horton will check wiring circuits for conformity with applicable national, state, or local electrical code requirements. D.R. Horton will correct circuitry not conforming to applicable code specifications.

Ground fault interrupters (GFCI) are safety devices installed as part of the electrical system to provide protection against electrical shock. These sensitive devices can be tripped very easily. D.R. Horton will install ground fault interrupters in accordance with approved electrical codes. Tripping is to be expected and is not the responsibility of D.R. Horton unless it is caused by defective installation.

D.R. Horton will repair or replace electrical outlets, switches, and fixtures that do not function as intended at the Close of Escrow, if supplied and installed by D.R. Horton.

If wiring fails to carry its designed load for normal residential use, D.R. Horton will check the wiring for conformity to applicable local, state, or approved national electrical code requirements. D.R.

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Horton will repair wiring not conforming to code specifications.

If a ceiling fan vibrates excessively and is noisy, D.R. Horton shall repair the fan installation so that it is installed per the manufacturer's specifications including blade balances, if the fan was supplied and installed by D.R. Horton.

Tarnished finishes on light fixtures may be covered under the manufacturer's warranty.

D.R. Horton will repair receptacles/switches that are more than 1/8" from the adjoining wall surface.

Caution: Any addition, alteration, or modification to the original electrical system installation may void the Customer Care Program for the electrical system.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Electrical System - Lighting Controls

Some lights on the exterior of your home may be controlled by photocells or timeclocks. Photocells have a life expectancy of 30 to 36 months and will eventually fail and require replacement. Timeclocks can last 5 years or more.

Maintenance Suggestions

Cover photocells completely (solid cover or black electrical tape) to activate during daylight hours. Lights should come on within three (3) to five (5) minutes. Lights should go off within one (1) minute after removing the covering. Photocells operating outside of this range are probably starting to become defective and should be replaced.

Timeclock motors will eventually fail and need to be replaced. Timeclocks use "contacts" to complete electrical circuits. Check contacts for arcing and pitting. These contacts will arc and pit if a gap is allowed to remain between them (gaps can be caused by normal wear of the contacts, or caused by dirt or insects). Repair or replace as necessary.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Test photocells every six (6) months to discover potential problems before a failure occurs at night. When photocells fail, the lights normally stay on 24 hours/day, but occasionally one will fail and keep the lights from coming on at all.

Additional Maintenance Information:

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Electrical System - Lighting Fixtures

Light Fixtures have been installed throughout the interior and exterior of your home.

Maintenance Suggestions

Inspect all light fixtures on a regular basis and keep lenses and globes clean.

Designer light fixtures use exotic materials in their construction. Some of these materials require unique cleaning methods or require the use of specialized cleaning products. When this is the case, the manufacturer will provide specific cleaning information.

Manufacturers are producing energy-efficient fixtures that use other than standard light bulbs, usually incorporation a ballast or transformer. These fixtures use Compact Fluorescent (CF) bulbs, Light Emitting Diode (LED) bulbs and Halogen bulbs. Make sure you relamp all light fixtures with the proper replacement. If a new bulb does not fix your lighting issue, the problem could be a bad ballast or transformer. Consult a licensed electrician for repairs.

See the Manufacturer/Installation Contractor maintenance requirements found in the Manufactured Products Information folder on the Compact Disc (CD), or visit the manufacturer's website for additional inspecting, testing, troubleshooting and/or maintenance instructions specific to your home.

Timetable

Inspect lighting fixtures at least two times each year.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Fire Sprinkler Systems

Your home may be protected by a Fire Suppression Sprinkler System. Sprinkler heads are located at strategic positions throughout the interior of your home.

Maintenance Suggestions

Testing of the flow and tamper switches and visual inspection of the sprinkler heads and alarm devices (horns and strobe lights) is required. Test the sprinkler system to verify that all alarm devices work properly. Inspect heads to verify that they have not been painted and that nothing is hanging from them. Check for leaks on any exposed pipes. Water stains on the ceiling should be inspected to determine cause.

The water line that provides water for the fire sprinkler system may be protected by a backflow preventer (anti-siphon device). The backflow preventer must be inspected and tested by trained individuals, following all manufacturer's instructions, in accordance with the procedures and policies of the authorities having jurisdiction (your water service provider, local authorities and State Fire Code).

No changes can be made to the fire sprinkler system without the prior approval of the Homeowners Association and the local Fire Authority. All changes must be made by a certified Fire Suppression Equipment Contractor. Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

The "Flow and Tamper" switches need to be tested every three (3) months. Open the "Inspector's Test" or "Main Drain" valve to allow water to flow through the system. The alarm bell should sound and continue as long as water is flowing. Close the valve and the alarm bell should stop. If water does not flow check all other shutoff valves and/or contact a Fire Suppression Equipment Contractor. If the bell does not sound or does not turn off, contact a Fire Suppression Equipment Contractor.

The fire sprinkler heads and alarm devices must be visually inspected at least one (1) time each year. 5-Year and 10-Year inspections are more detailed and must be performed by a certified Fire Suppression Equipment Contractor. The fire sprinkler system backflow preventer (if installed) must be:

1. Inspected weekly for leaks (reduced to monthly if the valves are locked or the system is monitored).
2. Tested quarterly for system flow by opening a main drain located after the preventer.
3. Tested annually to verify the system is operating at the designed rate of flow.

Fire sprinkler systems must be 100 percent operational at all times in order to provide the level of protection for which they were designed. Inoperative or malfunctioning systems can threaten lives and property.

Additional Maintenance Information:

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Heating and Air Conditioning (HVAC) System

The Heating and/or Air Conditioning System regulates temperature and can help regulate humidity in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Clean or replace return air filters as needed. Inspect any exposed ductwork, combustion air openings, flue components and blower components. Check drip pan and verify that the drain line is not clogged. Inspect the condensing unit on the exterior of your home to ensure that it is clean and that leaves, grass, etc. are not being drawn into the unit.

Timetable

Inspect air filters for cleaning or replacement needs monthly.

Perform heating equipment maintenance once before and once during the heating season. Hire a professional Mechanical Service Contractor to disassemble, inspect and clean the heat exchanger and burner each year before the heating season begins.

Inspect outdoor condensing unit at least once annually during the cooling season. Have refrigerant checked (and recharged if necessary) when temperature of cooling air seems higher than normal or unit runs longer than expected.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

HEATING
Heating systems are installed in accordance with local building codes, as well as engineering designs of the particular home. Adequacy of the system is determined by its ability to establish a temperature of 70° as measured in the center of the room, three feet (3') above the floor. In extreme cold temperatures (10° below or colder), the system should maintain a temperature differential of 80°. Thermostats are calibrated to within plus or minus 5°.

Expansion or contraction of metal ductwork in the heating system will typically result in some ticking or popping sounds. It is not possible to eliminate these sounds.

Although your heat system is not a "sealed system," the ductwork should remain attached and securely fastened. If it becomes unattached due to a defect in materials or workmanship, D.R. Horton will repair as needed, within the first year. Heat register covers are removable and adjustable. As everyone's comfort level and expectations differ, you are responsible for adjusting the dampers in these covers to regulate the heat flow within the home. Exact placement of heat ducts may vary from those positions shown in the sales studio or any modeled Unit. Inspect the furnace filter monthly to insure maximum efficiency and clean or change the filter when needed. At the very least, change the filter at the beginning and in the middle of each heating or cooling season.

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If the heating system is not working properly, make sure the thermostat is set to a temperature higher than the room air and the thermostat is turned to the 'heat' position. Make sure the circuit breaker is in the "ON" position. If you are unable to repair the problem, contact D.R. Horton.

Good maintenance by the Homeowner of the furnace can save energy dollars as well as prolong the life of the furnace itself. Carefully read and follow the manufacturer's literature on use and care. The guidelines below apply to most furnaces.

Remember to change or clean the filter regularly. A clogged filter can slow airflow and cause cold spots in your home. It takes only a few minutes to change or clean the filter.

Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, heat can be diminished in seldom-used rooms. However, this is an individual preference matter and you will need to balance the system for your family's comfort.

Have a trial run early in the Fall to test the furnace. If service is needed, it is much more convenient to discover it prior to the heating season getting underway.

AIR CONDITIONING

When air conditioning is included in the home, the system should be capable of maintaining a temperature differential of 15° from the outside temperature, measured in the center of each room at a height of five feet (5') above the floor. Temperature settings below 78° are often possible, but are not promised by the manufacturer or D.R. Horton.

Lack of air conditioning service is not an emergency unless it jeopardizes the health of someone in the home. The Heating/Air Conditioning contractor will handle service calls as quickly as possible and in the order received. During the "Busy Season," this may mean a wait of up to a week or more.

If your air conditioning unit shuts down or will not start, make sure the thermostat is set to a temperature that is cooler than the room air, and the thermostat is turned to the 'cool' position . If these settings are correct, turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it to restore power to the air conditioning unit. If you are unable to repair the problem, contact D.R. Horton.

Air conditioning can add much to the comfort of your home; but, like a fireplace, can be used improperly or inefficiently, resulting in wasted energy. To fully and efficiently utilize your air conditioning system, you must understand that it is a total, whole home system. The air conditioner unit is the mechanism in your home that produces cooler air. The air conditioning system involves everything inside your home including, for example, window coverings and windows.

Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling less efficient. Therefore, you should keep the windows closed. The heat from the sun entering your home through open window coverings can be intense enough to overcome the cooling effect of the air conditioning unit. Air conditioning systems take time to reach the desired comfort level. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat. For example, should you come home at 5:30 PM on a day when the temperature has reached 90° and then set your thermostat to 78°, the air conditioning process will begin, but will take a long time to reach the desired temperature. During the whole day, the sun has been heating not only air in the house, but the walls, the carpet, and the furniture. At 5:30 PM the air conditioning unit starts cooling the air, but the walls, carpet and

furniture release heat and nullify this cooling. If evening cooling is the primary goal, you should set the air conditioning at a moderate temperature in the morning while the house is cooler, allowing the unit to maintain the cooler temperature through the day. This temperature setting may then be lowered slightly when you arrive home with better results. In many homes you will find it advantageous to adjust your cooling vents to maximize airflow to occupied parts of the home.

Setting the thermostat at 60° will not cool the home any faster and can result in the unit "freezing up" and not performing at all. Extended use under these conditions can damage the unit and surrounding areas.

Have a trial run early in the Spring to test the air conditioner. If service is needed, it is much more convenient to discover it prior to the cooling season getting underway.

FUSES, CIRCUIT BREAKERS - ELECTRICAL INFORMATION

The circuit breakers for the air conditioning system are located in the circuit breaker subpanel. Due to a door lockout switch on the furnace/air handler cabinet, the covers and doors must be properly positioned on the unit for the air conditioner to operate. If a breaker trips, it must be switched completely "off," then back "on" to reset.

An electrical contractor has installed the fuses and circuit breakers for your heating and air conditioning equipment. D.R. Horton does not replace and is not responsible for trouble-shooting or resetting of fuses or circuit breakers.

Note: A large percentage of service calls are attributed to fuse failure or tripped circuit breakers. This is largely due to voltage interruptions or temporary low voltage in the area. Always check fuses and circuit breakers before calling for service on your equipment.

SYSTEM SIZING & OPERATING TIPS

The heating and air conditioning system installed in your home has been designed and sized to provide maximum comfort and energy efficiency, as outlined by State and Local energy efficiency code.

Do not be alarmed if the unit runs continuously during peak conditions. It is designed to do so, and is in fact operating more efficiently for energy consumption and life expectancy when running for prolonged periods rather than cycling on and off frequently.

Your duct system is designed for "Average Exposure" which means that you may need to adjust some registers to suit your personal needs. If one room is too hot during cooling season, close down other registers slightly to force more air to that room. In two story homes, you may need to seasonally adjust registers, with more open upstairs in summer and, the opposite in the winter, to offset the natural tendency of heat to rise. You may even wish to leave your fan on continuously during peak temperatures, to maintain more uniform temperature throughout the house.

THERMOSTAT OPERATION

Your thermostat may not operate without a battery installed. If "LO BATT" (or similar) indicator is on, replace the old battery.

Normal functions are obtained with the fan on "AUTO." To keep the fan on continuously, switch to "ON."

Upon installation, your thermostat may be in the "MANUAL" mode. To program the thermostat, switch to "AUTO." Always refer to the manufacturer's recommendations regarding any system.

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AIRFLOW\REGISTER ADJUSTMENT

To insure adequate airflow and proper operation of your equipment, it is recommended that not more than 30% of the registers in your home be completely closed at one time. It is also important to keep filters clean to ensure proper airflow and function of the system.

WARRANTY ITEMS

When metal is heated, it expands, and when cooled, it contracts. The resulting "ticking" or "crackling" sounds in the ductwork generally are to be expected and do not constitute a defect. If the ductwork produces an excessively loud booming noise commonly known as "oil canning," D.R. Horton will correct the ductwork.

If noise is heard at the register or the air handler vibrates due to incorrect installation, D.R. Horton will correct the installation in accordance with manufacturer's specifications. However, under certain conditions, some noise may be experienced with the normal flow of air even when product is installed correctly and such noise is not the responsibility of the contractor. See manufacturer's specifications.

If the cooling of rooms is inadequate, D.R. Horton will correct the cooling system to provide the required temperature in accordance with the performance guideline or applicable code specifications.

Condensation lines will eventually clog under normal use. D.R. Horton will provide unobstructed condensation lines at Close of Escrow. You are responsible for maintaining them in that condition.

D.R. Horton will repair leaking refrigerant lines and recharge the air-conditioning unit during the one-year Fit and Finish Period unless the damage was caused by your actions or negligence.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Hose Bibbs and Shutoff Valves

Hose Bibbs and Shutoff Valves must be exercised (operated) on a regular basis to keep mineral deposits from forming on mating surfaces. In freezing weather, hose bibbs must be drained to keep ice from forming inside pipes and valves.

Maintenance Suggestions

Exercise all hose bibbs and shutoff valves that are not regularly used. Open and close each valve slowly, advancing one-quarter (1/4) turn at a time (slowly open the valve one-quarter (1/4) turn, then slowly close; open one-half (1/2) turn, then close; open three-quarter (3/4) turn, then close). Proceed in this manner until the valve is fully open, then close the valve completely. If the valve cannot be easily turned or becomes stuck at any time, close completely (if possible) and call a plumber to make repairs.

In freezing climates, all water must be drained from any pipe or valve that will be exposed to the weather during the winter months.

Timetable

Make sure all hose bibbs and shutoff valves are exercised at least two (2) times each year. Make sure all pipes and valves that are exposed to freezing temperatures are drained prior to the first freeze. Remove all hoses, "Y" adaptors, anti-siphon valves and/or timeclock devices from all "frost-free" sillcocks so that the water can drain properly.

Additional Maintenance Information:

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Methane Gas Mitigation System

A "passive" Mitigation System may have been installed within your home to vent methane gas from below the foundation slab membrane to the atmosphere without the assistance of blowers.

Maintenance Suggestions

The methane gas vent outlets on the roof should be inspected at least annually (perhaps during roof inspections) to check that they are neither restricted nor obstructed, such as with bird or insect nests. Any obstructions should be removed. Vent outlets should never be closed or covered, including during roof repairs, fumigating, etc.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

A minimum annual inspection is required to verify that the vent openings are not obstructed.

Additional Maintenance Information:

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Plumbing System

A licensed Plumbing Contractor installed the Plumbing System in your home (drain, waste, vent and pressurized water service lines). The system has been tested and inspected.

Maintenance Suggestions

Visually inspect all exposed piping for leaks. Check for water spots on walls or ceilings for evidence of any hidden water leaks. If water drains from sinks or tubs more slowly than usual, check for blockages in the drain system.

Contact your Association and consult your Governing Documents to determine what portion of this maintenance responsibility (if any) belongs to the Association.

Timetable

Inspect plumbing system for leaks or clogged drains at least two times each year. Backflow preventers (if installed) must be inspected and tested annually by trained individuals, following all manufacturer's instructions, in accordance with the procedures and policies of the authorities having jurisdiction. Your water service provider or water authority may send an annual reminder notice to you.

Additional Maintenance Information:

PLUMBING SYSTEM
All drains and sewer lines should operate freely.

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. Immediately contact Client Service. If the leak cannot be isolated, turn off the main water service.

No adjustments will be made for secondary damage caused by leaks in the plumbing system (i.e., wallpaper, drapes, personal belongings, etc.).

Changes in temperature of the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. Temperature variations can be expected if water is being used in more than one location in the home.

PLUMBING SYSTEM
A licensed plumbing contractor installed all plumbing lines and systems in your new home, and these have been tested and inspected.

Caution: Immediately notify D.R. Horton should a leak occur, since leak damage resulting from Homeowner delay is your responsibility.

ANY ADDITION, ALTERATION, OR MODIFICATION TO THE ORIGINAL PLUMBING SYSTEM INSTALLATION, UNLESS PERFORMED BY A LICENSED PLUMBING

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CONTRACTOR AND INSPECTED BY THE APPROPRIATE LOCAL AUTHORITIES, MAY VOID THE Customer Care Program OR ANY OTHER OBLIGATION OF D.R. HORTON TO REPAIR PLUMBING.

WATER LINES
Your home depends on a central water system and the pipes that carry water into the home are designed to resist rust and corrosion.

BACKFLOW PREVENTERS
The water line that provides water for the home may be protected by a backflow preventer (anti-siphon device). The backflow preventer must be inspected and tested by trained individuals, following all manufacturer's instructions, in accordance with the procedures and policies of the authorities having jurisdiction (your water service provider and local authorities).

WATER SUPPLY VALVES
Most plumbing fixtures in the home have a water supply valve to individually shut off the water supply to that fixture for minor repairs and emergencies. Show family members how to operate them and where they are located on sinks, toilets and washing machine. Toilet valves are behind the toilet, and sink valves are under the sink.

If you notice a leak under a sink or toilet, turn off the water by using the shutoff valves located under or behind the unit and immediately arrange for service.

DRAIN TRAPS
Every plumbing fixture in the home is equipped with a drain trap, an S-shaped pipe that holds water and acts as a barrier to keep airborne bacteria and sewer gas fumes from coming back into the home. If a sink or bathtub fixture is not used frequently, turn it on periodically to replace evaporating water and to keep the water trap barrier intact.

Clean drain traps with a chemical drain cleaner, carefully following the manufacturer's directions. Use a rubber plunger to unclog a blocked toilet.

Caution: Do not pour grease into drains or toilets, or use caustic sodas to open plugged drains. Do not use a plunger when using any drain cleaning chemicals. When using a chemical drain cleaner, carefully follow the manufacturer's safety precautions and product directions.

SANITARY SEWER LINES
In the final stages of preparing your home for move-in, the main sewer system in your home was flushed and tested to ensure they were clear and working properly. To ensure no obstructions exist in the main lines, a video camera was run through the main lines.

WARRANTY ITEMS
D.R. Horton will repair toilet stoppages that occur due to construction debris. Stoppages that are not construction-related are your responsibility. If you are unable to clear the obstruction yourself, call the plumbing contractor or D.R. Horton. Do not use drain cleaners in toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak.

D.R. Horton will repair leaks in any solid waste, vent, or water pipe.

Condensation on pipes, toilets and plumbing supply lines may result at certain combinations of temperature and indoor humidity and do not require corrective action.

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Because of the flow of water and pipe expansion, the water pipe system will emit some noise. D.R. Horton cannot remove all noises caused by water flow and pipe expansion. However, D.R. Horton will correct the system to eliminate "water hammer."

D.R. Horton will repair bathtub and shower leaks by sealing areas around tubs and showers. Maintenance of caulk seals is an Owner responsibility.

D.R. Horton will not be responsible for sewers, fixtures and drains that are clogged because of the Owner's actions or negligence. If a problem occurs, the Owner should consult D.R. Horton for corrective action. D.R. Horton will correct sewer, fixture or drain clogs due to defective installation or construction debris.

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Smoke Detectors

The Smoke Detectors are one of the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Smoke detectors have a test button on the outside cover. Depress and hold this button until the unit sounds. The sound should stop immediately after the button is released if the device is operating properly.

Check the condition of the backup battery and replace if necessary. A smoke detector that "chirps" intermittently is identifying a low backup battery voltage. When this happens, replace the batteries in all smoke detectors immediately.

Some hard-wired (110 volt direct wiring) smoke detectors do not have a backup battery.

Timetable

Manufacturers recommend a test of all smoke detectors at least once each month, and battery replacement each year.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Sump Pumps

Sump Pumps may have been installed to evacuate excess irrigation and rain water.

Maintenance Suggestions

Inspect sump, pumps and system components. Keep free of debris and foreign objects. Check operation by filling the sump with water and observing pump operation through one complete cycle.

Timetable

Check operation of float switches and sump pumps two (2) times each year, once before the rainy season and once immediately after. A high water alarm may have been installed in conjunction with the pump and should trigger an alarm if the pump fails to work as designed. Troubleshoot the sump pump whenever a high water alarm is reported.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Thermostat

The Thermostat is part of the Heating and Air Conditioning (HVAC) System and is one of the group of appliances installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

The thermostat is a low-maintenance item. Keep it clean so that airflow across the temperature sensors will not be impeded. Manufacturers recommend changing backup batteries two (2) times each year, concurrent with the changes in Daylight Saving Time.

Timetable

Check backup batteries twice annually during the transitions to and from Daylight Saving Time.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Water Heater (Tank)

A storage tank-type Water Heater may have been installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Check physical condition of water heater, looking for leaks. Annual servicing of the Water Heater includes flushing the tank and refilling, operating the T&P (Temperature and Pressure) relief valve to prevent sediment deposits and sticking, operating the hose bib drain connection to prevent sediment deposits and visual inspection of the vent system.

Timetable

Inspect water heater components and functions at least annually. Repair/replace defective components immediately. Flush and refill annually. Replace water heater if tank starts to leak. Average life for water heaters is seven (7) to ten (10) years.

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty or visit the manufacturer's website.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Water Heaters (Tankless)

A Tankless Water Heater may have been installed in your home. Manufacturer's warranties exist. Maintenance instructions are found in the literature accompanying the appliance.

Maintenance Suggestions

Water heaters require quarterly and annual maintenance as directed by the manufacturer. Inspection and maintenance items may include checking for leaks, checking temperature of hot water to verify that the thermostat is not set too high, operating T&P (Temperature and Pressure) relief valve to prevent sticking and to check for leaking at copper discharge pipe, etc.

Timetable

Quarterly and annual inspections and maintenance are required. The Operation & Maintenance Manual(s) provided by the manufacturer and/or installation Contractor provide the required inspection and maintenance routines and frequencies.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Water Pressure Regulator

A Water Pressure Regulator has been installed on the main water line. It has been installed to regulate and limit the maximum water pressure to your home.

Maintenance Suggestions

Check the static water pressure (at the hose bib) to ensure that the pressure falls in an acceptable range, typically 35-80 psi. Pressure outside of this range suggests the regulator needs to be tested for proper operation. Cleaning of the filter screen (inside of the regulator) requires disassembly of the regulator. Damage to seats or valves usually requires replacement of the regulator.

Timetable

Check water pressure at least annually. Repairs to or replacement of the regulator should be made as soon as problems are discovered.

When appliances work under a lower water pressure, their life expectancy is increased and service calls should be reduced. Excessively high water pressure negatively affects kitchen, bathroom and shower faucets, dishwashers, clothes washers and ice makers (seals, seats, and fittings). If a seal fails in any appliance that uses water, flooding is possible.

Additional Maintenance Information:

Review the Operations & Maintenance information provided by the Manufacturer and/or visit the Manufacturer's website for additional inspecting, testing and/or maintenance instructions specific to your home.

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Water Shutoff Valves

Water Shutoff Valves must be exercised (operated) on a regular basis to keep mineral deposits from forming on mating surfaces.

Maintenance Suggestions

Exercise all water shutoff valves that are not regularly used. These can be hose bibs, washing machine shutoff valves, main shutoff valve to your residence, water heater shutoff valves, toilet shutoff valves and/or under-sink shutoff valves. Open and close each valve slowly, advancing one-quarter (1/4) turn at a time (slowly open the valve one-quarter (1/4) turn, then slowly close; open one-half (1/2) turn, then close; open three-quarter (3/4) turn, then close). Proceed in this manner until the valve is fully open, then close the valve completely. If the valve cannot be easily turned or becomes stuck at any time, close completely (if possible) and call a plumber to make repairs.

Do not remove anti-siphon device from any hose bib.

Timetable

Make sure all water shutoff valves are exercised at least two (2) times each year.

Additional Maintenance Information:

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GLOSSARY

A

AERATOR: A small, removable extension at the tip of a sink faucet, with air ports and screen, that mixes running water with air to reduce splashing.

AIR GAP: A safety device on kitchen sinks that prevents contaminated sink water from being drawn back into the dishwasher.

ALKALI: A soluble mineral salt or mixture of salts capable of neutralizing acids.

ASSOCIATION: Many communities are governed by a group of Homeowners who represent the interests of all Homeowners within the same development. The Association is usually formed by the Builder and is turned over to the Homeowners when the majority of the homes are sold. The Association collects assessments that are to be used for proper management and maintenance of the Common Area / Common Element. Associations may also be called Owners Associations, Homeowners Associations, Neighborhood Associations, Community Associations and Maintenance Corporations.

B

BALL COCK: A device in flush toilets consisting of a valve connected by a lever with a floating ball. The valve shuts when the ball is raised and opens when the ball is lowered.

BASEBOARD: A decorative and protective molding positioned where the wall meets the floor.

BUILDER: D.R. HORTON INC.-PORTLAND, the company that built your home.

C

CAULKING: The material that is used as a sealant around sinks, tubs and showers. Other applications for caulking include sealing window and doorframes.

CIRCUIT BREAKER: A switching device, located in the electrical panel, that opens and closes electrical circuits and that automatically shuts off electricity to the circuit should it become overloaded. Once the electrical load is reduced, the breaker switch can be turned back on to resume normal service.

CONCRETE DUSTING: A fine dust that accumulates on finished concrete surfaces.

COMMON AREA / COMMON ELEMENT: Your Association maintains areas that are common property and owned by the Association. These areas may include the exterior of the building(s), parking areas, recreational areas and other shared facilities. They are maintained and their use is governed by the Association.

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CONDENSER: Part of the air-conditioning system, usually but not always installed outside the home. The condenser rejects heat into the atmosphere during the process that "condenses" the system refrigerant from a gas into a liquid.

CORNER BEAD: An angled metal edging used to protect the drywall panels where they meet at outside corners.

COUNTERTOPS, SOLID SURFACE: These products can be used in kitchens and bathrooms. They provide beauty, durability and an excellent working surface.

CULTURED MARBLE: This is a man-made product that has much of the durability and beauty of natural marble.

D

DAMPER: An adjustable valve in the ductwork of the heating system that can be opened or closed to control the flow of air-conditioned or heated air throughout the home. Also, a device in a fireplace or gas heater that controls the air draft allowed up the chimney.

DECLARATION: The Declaration is one of the Governing Documents that governs your Association. The Declaration may be called a Deed, Grant Deed, CC&Rs (Covenants, Conditions & Restrictions) or DCC&Rs (Declaration of Covenants, Conditions & Restrictions).

DEHUMIDIFIER: An electrical appliance that removes humidity from the air. Particularly useful in basement areas during summer.

DELAMINATING: The separation of the top plies or laminates from the base to which they are attached. In vanity and kitchen countertops, the warping or detachment of laminate material from the wood substrate.

DRYWALL: Also known as gypsum board or sheetrock, these large sheets are attached to the wall studs and ceiling framing to construct the walls and ceilings of the home.

E

EFFLORESCENCE: A white powdery substance that can form on new block, brick/concrete or stucco finishes. It is composed of water-soluble salts that are present in masonry materials and that rise to the surface via water evaporation.

EVAPORATOR: Part of the air-conditioning system, installed inside the home. The Evaporator allows the system refrigerant to expand from a liquid into a gas. During this expansion, the refrigerant becomes very cold. Warm air from the home "exchanges" heat with the cold in the refrigerant, cooling the air. The refrigerant then carries the heat to the Condenser where it is expelled into the atmosphere.

F

FACE FRAME: The front of kitchen and bathroom cabinets. Hinged doors attach to cabinet openings, drawers slide into drawer openings.

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FACE NAILING: Nailing through a finished exposed surface so that the flat top of the nail head is still visible after nailing.

FASCIA: The exterior horizontal trim attached to the ends of roof rafters. Rain gutters usually attach directly to the Fascia.

FILLERS: Caulk or putty used in preparation for painting to fill holes or cracks in wood or drywall, or seams between trim and wall surfaces.

FLASHING: Sheet metal or waterproof paper "layered" into the exterior waterproofing envelope. Flashing is needed where different materials meet. Usual locations can be where roof shingles meet vent pipes and vertical wall surfaces, and above light fixtures, windows and door frames to keep rain water from penetrating the house structure.

FLUE: A vertical duct, constructed of sheet metal, cinderblock or clay, that channels smoke or other combustion by-products from a fireplace or gas furnace out of the home.

FLUORESCENT: The lighting fixtures that provide even, soft illumination in kitchens, bathrooms and other areas of the home may use fluorescent bulbs.

FOB: Fobs or Key Cards are small devices that operate locked doors.

G

GOVERNING DOCUMENTS: The collection of recorded documents that establish, control and govern the operation of the Association.

GRAPHITE LUBRICANT: A finely powdered graphite used as a lubricant.

GROUND FAULT INTERRUPTER (GFI): A specialized electrical device that will interrupt electrical power when a loss of electrical "grounding" occurs, or when balance is lost between the "hot" leg and "neutral" leg of an electrical circuit. Normally installed in areas where water may be present.

GROUT: A white or colored plaster-like mortar compound used to fill spaces between ceramic or stone tiles.

H, J, K

HARDWARE: The hinges, locks, handles and other metal attachments to doors, cabinets and drawers are commonly referred to as hardware.

HEADER: A heavy framing component that spans open spaces in walls, over doors and windows, and provides support to structural members above it.

JOINT COMPOUND: A plaster-like compound, used with drywall tape, to join sheets of drywall into a smooth, continuous panel.

JOISTS: The horizontal support members used to construct floors and ceilings.

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KEEPER PLATE: The metal plate that keeps a door lock latch firmly in place. This is also referred to as a strike plate.

L, M, N

LIPPAGE: The vertical distance between two floor types at the point where they meet.

LOCKSET: A door lock.

MASONRY: The stucco, stonework, some types of fireplaces and chimneys, and brickwork in a home.

MASTIC: A construction adhesive that is thick and usually waterproof.

MOLDINGS: Shaped strips of ornamental wood used around doors and windows. Also used for base molding, tile molding, as chair rails, and also for exterior area molding. Moldings finish the junction of different materials or shapes.

NAIL POPS: A nail that comes loose from a stud and rises from the wood. Caused by normal wood shrinkage and building settlement.

O, P, Q

POINTING: The filling and finishing of brick mortar and stone masonry joints.

POST-TENSIONED SLAB: Post-tensioning is a method of reinforcing (strengthening) concrete or other materials with high-strength steel strands or bars, typically referred to as tendons. The tendons are "tensioned" after the concrete cures. Tensioned cables can reach 5000 psi (pounds per square inch) of lateral pressure. Cutting or drilling into these cables will release this pressure, potentially causing personal injury. The concrete slab will lose some of its compressive strength and cracking could occur.

R

RAFTERS: Inclined parallel structural roof members that support the roof.

RESILIENT FLOORING: Vinyl flooring used in areas such as kitchens, laundry rooms, halls, bathrooms, and playrooms.

S

SCALING: In concrete, the breaking away of the top surface of the concrete, caused by a freeze/thaw cycle. In painting, the flaking or peeling away of paint.

SETTLING: In the first months and for years after a new building is built, some settling can occur as the underlying soil gains and loses moisture. Minor settling is normal, particularly in the first months after a new building is built.

SILICONE: A synthetic lubricating compound with high resistance to temperature change and water. When added to caulking, it extends elasticity properties and increases the life of the caulking.

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SPACKLE: The puttylike material that is used to fill surface irregularities in drywall. Its most common use is to fill nail holes in walls before repainting.

SPALLING: Flaking or chipping of stone or other masonry material. Similar to scaling, but the chips and flakes are larger.

STUCCO: The cement-based material that covers the exterior of many homes. It provides excellent durability, insulation and beauty.

SUBCONTRACTOR: Specialized trades people who contract with Builders or developers to perform their area of specialization. Examples of subcontractors are plumbers, roofers and electricians.

SUBFLOOR: Wood flooring applied directly over the joists that support the finished floor covering.

T

THERMOSTAT: The wall-mounted device that controls the heating and air conditioning units. By cycling the heating or air conditioning units on and off, it will maintain a desired temperature in the home.

TRUSSES: Engineered wood structural members used to construct floors and roofs.

U, V, W

UNDERLAYMENT: A flooring layer over the base sub flooring, over which tile or resilient floor covering is laid.

VACUUM BREAKER: Also called a back flow preventer, this device is placed on exterior faucets to allow water to only flow out of the home.

VALVE SEAT: An interior part of the faucet valve assembly where the valve rests.

VITREOUS CHINA: Highly impervious, glasslike china often used to finish sinks, showers, and tubs.

WEEP HOLES: Small holes in door and window frames and decorator walls that allow water to drain away.

X, Y, Z

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