HOME CARE HOW TO
When you buy a new Dominion home you can be assured great care has been taken to ensure you receive a well-built and high quality home, but even the finest homes occasionally need adjustments, modifications, and maintenance. Please note: not every warranty referenced within this guide relates to your home’s specific selections. If you participated in the “Helping Hand” program, your warranties on those specific components will vary from those listed here.

**One-Year Limited Warranty**
Dominion Homes warrants to you that for one year after the closing date, the home, driveway, walkways, steps, patios, porches and decks (if any) supplied by Dominion will conform to the performance standards set forth in the Warranty Coverage section of the Homeowner’s manual.

**Tradition / Celebration / Independence / Metropolitan / Grand Reserve / Founders**
During the first year after closing you are entitled to request one optional House Call visit from a Dominion Homes Quality Assurance Technician. We recommend you request the House Call after you have been in your home for at least ten months, but no later than the one year anniversary date of your home’s closing. This House Call provides you with an opportunity to discuss any concerns you may have relative to your home. This first warranty period is called the House Call Program. It is your responsibility to initiate this warranty program in accordance with the directions below if you wish for a House Call visit to take place.

**House Call Program**
- Make a list of all areas of concern using the House Call Request Form enclosed in the Home Care packet. Review the warranty coverage section of your Homeowner’s Manual to determine whether each item you list is covered under warranty. If you are unsure, please list the item for review.
- After your House Call list is compiled please fax, mail, or email it to our Customer Care Team and you will then be contacted in order to schedule an appointment with a Quality Assurance Technician. This appointment will take place during our normal business hours.
- You must submit your House Call Request Form in one of the following ways:
  - **By mail:** Dominion Homes  
    Customer Care Department  
    4900 Tuttle Crossing Blvd.  
    Dublin, Ohio 43016-5555
  - **By Fax:** Customer Care Team  
    (614) 356-6555
  - **By Email:** Email your list to customercare@dominionhomes.com
  - **By website:** Visit [www.dominionhomes.com](http://www.dominionhomes.com) or your [www.mydominionhome.com](http://www.mydominionhome.com) status page.  
    Click on the “My Dominion Home” link. Enter your password to log in, then click on the link “Submit My House Call.”
  - **By phone:** Call our Customer Care Team at (614) 356-5555 or (502) 213-5555 for further direction or assistance. Please note: House Call lists cannot be accepted by phone.
• On the scheduled day, a Quality Assurance Technician will visit your home and review your House Call Request list with you. Some items under warranty may be addressed during this visit or the Technician may schedule another date and time for further service work as necessary.

• During the House Call visit the Technician will also review applicable warranty policies and procedures with you and discuss your maintenance concerns relative to your home.

**NOTE: All drywall and yard settlement concerns will be addressed one time only during the first year. Please note: once the drywall touch ups are complete it is the homeowner’s responsibility to paint.**

**One Year Limited Water Intrusion (non-plumbing leak) Warranty**
All leaks that are material, workmanship or construction related are covered under this warranty, subject to the terms outlined in the Homeowner’s Manual. This warranty goes into effect at closing and ends at the one year anniversary of the closing date. Please be advised that failure to maintain the home does not constitute a warrantable leak condition. You must perform preventative and routine home maintenance as outlined in the Home Care section of the Homeowner’s manual.

**Two-Year Extended Limited Warranty**
Dominion Homes continues to warrant your home on certain items for two years from the date you close. This two-year extended limited warranty covers the installation of the plumbing, electrical, heating, cooling and ventilating systems and warrants they will conform to the performance standards found in the Home Maintenance section of the Homeowner’s Manual. This warranty begins at closing and ends at the two-year anniversary of the closing date. Phone numbers for the subcontractors who provided and installed these components in your home are checked for you on the Contractor Directory label distributed and reviewed at your Orientation. If you need further assistance during the warranty period, please contact our Customer Care Department at 614-356-5555 or (502) 213-5555.

**Structural Warranty (if applicable)**
Some of our home series include a limited structural warranty issued by DSWC and Dominion Homes. If you are unsure whether your home includes this warranty, please refer to your signed contract agreements or contact our Customer Care Team at (614) 356-5555 or (502) 213-5555. If applicable to your home, this warranty ensures that your new home will be free from major structural defects as defined in the signed warranty documents. Please refer to your Limited Structural Warranty Agreement (if applicable) for exact details of this limited warranty and its coverage and exclusions.

Upon the sale of your home, the remaining balance (if any) of the Structural Warranty is transferable to subsequent owners subject to the terms, conditions, time limits and transfer fees outlined in the original signed warranty agreement.

**Model Home Warranty**
Model homes are sold “as is” and only carry a limited structural warranty (if applicable) which applies from the date the home was occupied as a model home. Relative to mechanical components in model homes, please check with the appropriate manufacturer for the schedule of their warranties. Manufacturer warranties effective from the date of model occupancy by Dominion Homes may have expired prior to your purchase of the home.
Manufacturer’s Warranties
Some appliances, equipment and other components included in your home are covered by separate written warranties provided and serviced solely and directly by the manufacturers or suppliers of those items. The manufacturers’ warranties represent the obligations of the manufacturers or suppliers and are not warranties of Dominion Homes.

If and when any item covered by manufacturer’s warranty is defective, first contact the manufacturer or supplier directly. You may contact our Customer Care Team to request our assistance if needed.

Most manufacturers warranties are enclosed in your Home Care packet; however, you will find some Manufacturer’s warranty information in your home as it is provided when the warranted item is installed.

Emergency Service
• If you feel you have a warranty emergency prior to your scheduled House Call appointment, please contact our Customer Care Team during office hours at 614-356-5555 to report your emergency.
• If you experience an emergency after our business hours, please contact our on-call Quality Assurance Technician for assistance. Please note, only true emergencies as defined below will be responded to after hours, all other calls and situations should be reported during office hours.

Emergencies defined (within the applicable warranty period)
- Total loss of heat, water or electricity (Loss of A/C is not considered to be an emergency situation)
- Gas Leak
- Anything endangering the occupants of the home (evacuate the premises if you feel you are in danger)

Ohio – (614) 332-8830
Kentucky – (502) 213-1952

General Questions
Should you have any questions relative to your home or its components, please contact our Customer Care Team at (614) 356-5555 or via email: customercare@dominionhomes.com

Thank you for choosing a Dominion Home!
This Home Care guide was created to help you preserve one of the most important investments you’ll make: your home.

It contains general information about every aspect of your home—operational guidelines, maintenance requirements, safety precautions, troubleshooting tips, warranty limitations and servicing requirements—and will help you understand your responsibilities as a homeowner. As useful as this information is, be aware that it is generalized. For exact details regarding the particular products and components used in your home, refer to the information provided by each manufacturer.

*The manufacturers’ literature supercedes this Home Care guide.* The manufacturers of the components used in your home are the experts and authorities regarding care, maintenance and operations; you should always refer to the manufacturer’s information as theirs is the most up-to-date. You will find each manufacturer’s information in the literature for your particular components and warranties in the Home Care Information packet. If anything in the following Home Care guide conflicts with the manufacturer’s information for your components, comply with the manufacturer’s information. If you’re confused on a certain issue, call the manufacturer directly.

Alterations, repairs and new installations must be made by the original installers of your home’s systems, components and materials. This will ensure that your warranties stay active. These contractors are listed in the Home Care Information packet. After your warranty period, you are not required to have future work performed by the same company, but you must still use a company or individual who is licensed to perform the work at hand, as required by law. Please note, Dominion Homes is unable to provide a warranty on work you may have personally performed or completed in conjunction with the “Helping Hand℠” program.

Instructions for minor repairs and adjustments have been included in this guide. Remember, this is generalized information and is given to you as a courtesy. Dominion Homes is not liable for any damages that arise due to repairs or adjustments you make yourself. If you are not comfortable making your own repairs, call a qualified repairman. Not all items or components referenced here will be applicable to your home.

Product recommendations have also been made in this guide. These are common items, such as caulking, silicone lubricants and sealants, and they’re available at most hardware stores and home improvement centers. Before purchasing these products, it is your responsibility to read the manufacturer’s package to make sure the product is intended for your particular needs and follow the package instructions carefully when using the product. Any damage that arises from using the product will not be covered by Dominion Homes.

If you are unsure that a product will meet your needs, contact either the manufacturer of the product in question or the manufacturer of the component you intend to repair or treat.

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*In the case of any typographical errors or omissions in this manual, the established Dominion Homes warranties and tolerances shall prevail. The content, tolerances, and warranty specifications outlined in the signed warranty document supercede any and all information contained in this reference guide.*
# TABLE OF CONTENTS

**STRUCTURAL FOUNDATION** 15  
**OVERVIEW** ..................................................... 17  
**FOOTINGS** ..................................................... 18  
**WALLS & SUPPORT** ...................................... 19  
**FLOOR SYSTEMS** .......................................... 20  
**ROOF SYSTEMS** ............................................ 21  

**HOME EXTERIOR** 23  
**ROOFING** ....................................................... 25  
Gutters & Downspouts ........................................ 27  
**EXTERIOR SIDING & TRIM** .......................... 28  
Brick & Stone .................................................. 29  
Stucco .................................................................. 30  
Vinyl Siding & Trim .......................................... 32  
Wood Siding ...................................................... 34  
Wood Trim ......................................................... 36  

**HOME INTERIOR** 39  
**ATTIC** .............................................................. 41  
**BASEMENT WALLS & FOUNDATION** 43  
Basement Floors .............................................. 45  
Crawlspaces & Slab Foundations ........................ 46  
**HEATING & COOLING** ................................... 48  
Gas & Electric Furnaces ................................ 50  
Heat Pump ........................................................ 52  
Direct Vent & Gas Log Fireplaces ................. 53  
Wood-burning Fireplaces ................................ 55  
Fire Prevention .................................................. 57  
Air Conditioning ................................................ 59  

**DOORS & WINDOWS** 61  
Doors .................................................................. 61  
Exterior Doors .................................................. 62  
Interior Doors .................................................... 64  
Hardware & Locks ............................................ 65  
Windows .......................................................... 66  

**FLOORING** ......................................................... 68  
Hardwood Floors ............................................ 69  
Carpeting ....................................................... 71  
Ceramic Tile ..................................................... 74  
Resilient Floors .............................................. 75  

**GARAGE**  
Overhead Door & Openers ................................ 77  
Garage Floor ................................................... 79  

**GAS & ELECTRIC & SYSTEMS**  
Gas Shut-offs .................................................. 80  
Electric Supply .............................................. 81  
Switches & Outlets ......................................... 84  
Lighting .......................................................... 85  
Alarm System .................................................. 87  
Smoke Detectors ............................................ 88  
Communication Wiring ................................ 89  

**INTERIOR FINISHES**  
Walls & Ceilings ............................................ 90  
Stairs & Railings ............................................. 92  
Interior Trim ................................................... 93  

**KITCHEN & BATH**  
Appliances ..................................................... 95  
Cabinets & Drawers .................................... 96  
Countertops .................................................. 98  
Sinks ............................................................ 100  
Garbage Disposal ......................................... 102  
Toilets .......................................................... 103  
Showers & Tubs ............................................ 105  
Caulking & Grout ........................................... 107  

**PLUMBING** ................................................... 108  
Faucets ......................................................... 110  
Drains .......................................................... 112  
Pipes ............................................................ 113  
Water Heaters ............................................... 114  
Sump Pump .................................................. 116
TABLE OF CONTENTS

PROPERTY

PASSAGEWAYS ........................................... 121
Easements .................................................. 122
Driveways .................................................. 123
Sidewalks, Walkways, Steps & Stoops ............ 124

OUTDOOR LIVING ...................................... 126
Wood Decks .............................................. 126
Patios & Porches ........................................ 128

YARD
Fences ........................................................ 130
Landscaping ............................................... 132
Sod Care .................................................... 134
Tree Care .................................................... 135
Landscape Plant Care.................................. 136
Future Landscaping .................................... 137

ENVIRONMENTAL FORCES 139
MOISTURE ................................................... 141
Humidity .................................................... 141
Condensation ............................................. 144
Mold & Mildew .......................................... 145

WEATHER CONDITIONS
Expansion & Contraction ............................. 147
Freezing ...................................................... 149
Sunlight ...................................................... 150
Precipitation ............................................... 151
Grading & Drainage .................................... 153

PEST CONTROL & WILDLIFE 155

SEASONAL CHECKLISTS 159

PREVENTATIVE MAINTENANCE ........................................... 161
MONTHLY CHECKLIST ........................................... 161

SPRING CHECKLIST  Property.................................................. 161
Home Exterior ............................................. 161
Home Interior ............................................. 162
Mechanicals ................................................ 162

SUMMER CHECKLIST  Property.................................................. 162
Home Exterior ............................................. 162
Home Interior ............................................. 163
Mechanicals ................................................ 163

FALL CHECKLIST  Property.................................................. 163
Home Exterior ............................................. 163
Home Interior ............................................. 164
Mechanicals ................................................ 164

WINTER CHECKLIST  Property.................................................. 164
Home Exterior ............................................. 164
Home Interior ............................................. 164
Mechanicals ................................................ 164

WARRANTY COVERAGE 165

OVERVIEW ................................................... 167

STRUCTURAL FOUNDATION
Structural Defects ....................................... 169

FRAMING
Wood or Metal Framed Walls
Out of Plumb ............................................. 169
Column or Post Bowed ................................ 169
Wood Beam Twisted or Bowed ..................... 169
Wood Beam Split ....................................... 169

INTERIOR CONCRETE AND FOUNDATION
Uneven Concrete Floor ................................. 170
Separation of Concrete Floor and Wall .......... 170
Concrete Cracks ......................................... 170
Concrete Slab-On-Grade Floor Cracks .......... 170
Expansion and Control Joints ....................... 170
Footing and Foundation Wall Cracks .......... 170
Efflorescence (Chalky Deposits) ................. 170
Crawlspace Water ...................................... 171
Basement Wall Bowed or Out of Plumb ....... 171
Basement Leaks ........................................ 171
# TABLE OF CONTENTS

## ROOFING
- Ice-Damming .............................................. 171
- Shingles in Severe Weather ......................... 171
- Misaligned, Buckled or Curled Shingles .... 171
- Shingle Color Variance ................................. 172
- Roof Mildew, Algae and Moss ....................... 172
- Roof Sheathing ........................................... 172
- Gutter or Downspout Leaks ......................... 172
- Gutters Ponding ........................................ 172

## EXTERIOR AND SIDING TRIM
- Loose or Delaminated Siding ........................ 172
- Bowed, Buckled or Unlevel Siding .................. 172
- Siding Joint Gaps ........................................ 173
- Exposed Interior Fiber from Siding Nails .... 173
- Splits or Knotholes in Siding or Trim .......... 173
- Siding Color or Texture Variation .................... 173
- Faded Siding Finish ...................................... 173
- Siding Paint Bleed ....................................... 173
- Nail-Stained Siding ..................................... 173

## STUCCO, BLOCK AND CONCRETE WALLS
- Exterior Stucco, Block or Concrete Walls Cracks .............................................. 174
- Stucco Texture Loss ..................................... 174
- Stucco Texture Variation ................................. 174
- Stucco Color Variation ................................... 174
- Surface Staining ........................................... 174
- Wet Stucco/Cementitious Appearance ............ 174
- Brick or Stone Variation ................................ 174
- Uneven Course of Masonry ............................. 174
- Masonry Cracks ............................................ 175
- Siding/Trimwood Rot ..................................... 175
- Raised Wood Grain ....................................... 175
- Cupped, Twisted or Split Exterior Wood Trim .................................................. 175
- Exterior Caulking Joint Separation ............. 175
- Loose Exterior Trim ...................................... 175

## EXTERIOR PAINT AND FINISHES
- Exterior Paint, Stain or Caulk Deterioration .............................................. 175
- Mildew or Fungus .......................................... 175
- Repainting After Repair Work ..................... 176

## SITE DRAINAGE
- Site Drainage .............................................. 176
- Ground Settling .......................................... 176
- Soil Erosion .............................................. 176

## DOORS—INTERIOR/EXTERIOR
- Split Door Panel ......................................... 177
- Warped Door .............................................. 177
- Unlevel or Out of Plumb Doors .................... 177
- Raw Wood Showing on Door Panel ............... 177
- Doors Not Operating Properly .................... 177
- Bi-Fold and Bypass Doors ............................. 177
- Sliding Patio Doors and Screens .................... 177
- Front Door/Screen Door Inclusion .................. 177
- Garage Door Operates Improperly .............. 178
- New Garage Door Opener ......................... 178
- Garage Door Leak ....................................... 178

## WINDOWS
- Unlevel or Out of Plumb Windows ............. 178
- Difficult to Open Windows ......................... 178
- Window Leaks ............................................ 178
- Window Condensation or Frost .................... 178
- Window Scratches and Imperfections .......... 178
- Window Glass Defects ................................... 179
- Window Tinting .......................................... 179
- Window Air Infiltration ................................. 179

## ELECTRICAL
- Power Surges ............................................... 179
- Blown Fuses or Tripped Circuit Breakers .......... 179
- Malfunctioning Electrical Outlets, Switches or Fixtures .............................................. 179
- GFCI Trips Frequently .................................. 179
- Malfunction of Low-Voltage Wiring System ... 179
- Ceiling Fan Vibrates ..................................... 180
- Communication Wiring .................................. 180
- Alarm System ............................................. 180
- Smoke Detectors .......................................... 180

## COMFORT CONTROL
- General Cooling System ............................... 180
- Air Conditioner Compressor ....................... 180
TABLE OF CONTENTS

Refrigerant Line Leaks ........................................ 181
Condensation Line Clogs...................................... 181
General Heating System ...................................... 181
Uneven or Missing Insulation ................................. 181
Ductwork Noise .................................................. 181
Heating and Cooling Equipment
Vibration .......................................................... 181
Metal Rattling at Register, Grills or Ducts... 181
Separated or Detached Ductwork ................. 181

PLUMBING
Water Supply ..................................................... 182
Frozen Water Pipes ........................................... 182
Plumbing Noise ................................................... 182
Toilet Tank Condensation ................................. 182
Plumbing Leaks .................................................. 182
Faucets............................................................. 182
Drainage Problems ............................................ 183
Exterior Gas Leaks ............................................. 183
Interior Gas Leaks .............................................. 183
Shower Enclosure Flexes .................................. 183
Grout Cracks .................................................... 183
Sump Pump ....................................................... 183

INTERIOR WALLS AND CEILINGS
Bowed or Uneven Walls ....................................... 183
Drywall Cracks & Blemishes ................................. 183
Drywall Texture .................................................. 184
Wall Repainting .................................................. 184

INTERIOR TRIM
Molding and Casing Gaps ..................................... 184
Split Interior Trim ............................................... 184
Window Check Rails .......................................... 184
Stair Cracks........................................................ 184
Interior Trim Repainting or Restaining ............ 184

FLOORING
Uneven Wood Subfloor ....................................... 185
Floor Deflection ............................................... 185
Floor Squeaks or Pops ...................................... 185
Hardwood Floor Gaps, Depressions 
& Ridges............................................................ 185
Carpet Seams & Gaps ........................................ 185
Loose or Wrinkled Carpet ................................ 185
Carpet Color, Spots or Fading ........................... 185
Cracked or Loosened Tile, Brick,
Marble and Stone ............................................. 186
Tile Edges Not Even ......................................... 186
Grout Cracks ...................................................... 186
Loose or Bubbled Resilient Floor .................... 186
Resilient Flooring Ridges ................................ 186
Resilient Flooring Seam Gap ............................ 186
Resilient Flooring Nail Pops .............................. 186
Resilient Flooring Patterns Misaligned ............ 186
Resilient Flooring Stains .................................... 186

CABINETS, DRAWERS & COUNTERTOPS
Cabinet Gaps ..................................................... 187
Cabinet & Drawer Warp .................................... 187
Cabinet Alignment ............................................. 187
Wood Cabinet Finish Variation ......................... 187
Cabinet Door Will Not Stay Closed ................... 187
Cabinet Door or Drawer Binds ........................... 187
All Solid Surface Tops ....................................... 187
Unlevel Countertops ......................................... 187
Countertop Seam Gaps & Delamination ............ 187
Countertop Surface Damage ............................. 188

FIREPLACE AND CHIMNEY
Firebox Lining Damage ...................................... 188
Fireplace Smoke in Living Area ......................... 188
Water in Firebox ............................................... 188
Pre-Fab Gas Fireplace ....................................... 188
Cracked Chimney Cap or Crown ....................... 188
Chimney Separation .......................................... 188

LANDSCAPING
Landscape Health .............................................. 189

DRIVEWAYS AND EXTERIOR CONCRETE SURFACES
Asphalt Cracks ................................................. 189
Asphalt Depressions and Settling ....................... 189
Asphalt & Masonry Color Variation .................. 189
Exterior Concrete Spalling ................................. 189
Concrete Settling .............................................. 189
Exterior Concrete Water Ponding ..................... 190
## TABLE OF CONTENTS

- Common Area Sidewalks .................................. 190
- Exterior Concrete Pavers .................................. 190
- Exterior Concrete Cracks .................................. 190
- Exterior Concrete Color Variation ......................... 190
- Floating Concrete Slabs .................................. 190

### OUTDOOR
- Unlevel Deck ............................................... 190
- Exterior Wood Imperfections ............................ 190

### APPLIANCES
- Chipped or Scratched Appliances ...................... 191
- Malfunctioning Appliance ............................... 191
STRUCTURAL FOUNDATION
STRUCTURAL FOUNDATION | OVERVIEW

The structural foundation of your home will shift and change over time due to interior conditions, exterior events and the normal expansion and contraction that occur during the life of your home. The key to a healthy, long-lived structural foundation is prevention. Yearly inspections and ordinary maintenance and repairs can help to prevent serious damage that may otherwise require extensive work.

Also see Environmental Forces / Moisture
Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Environmental Forces / Pest Control & Wildlife

The following chart addresses general rules that apply to all of the structural components of your home. For specific details on each component, refer to each section that follows this overview.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✓ Never perform structural alterations yourself; hire a licensed engineer.
✓ Maintain appropriate grading and drainage around your home’s foundation.
✓ Always maintain appropriate humidity levels in your home.
✓ Inspect your home’s structural components at least once a year.

LOAD BEARING COMPONENTS | A load bearing component cannot be removed without providing an alternate means of support. The structural foundation of your home is made up of the following load bearing components:

- **Footings**: the rectangular concrete forms found under foundation walls or piers.
- **Beams**: the supports that uphold the weight of your home.
- **Columns**: the vertical structural component utilized to support beams.
- **Girders**: the component that typically supports smaller members, such as joists.
- **Lintels**: the member that supports the wall over windows and doors.
- **Foundation Walls**: the walls that support the structure of your home.
- **Partition Walls**: walls that divide the living space and support your home’s structure.
- **Floor Systems**: the surface that supports the contents of your home.
- **Roofing System**: the structural member which supports roofing shingles or tiles.

ALTERATIONS | Never perform structural alterations yourself; not only could you cause damage to your home, you could also void the warranty. Always use a licensed professional who understands the load bearing requirements of the changes you desire. The reason that local municipalities require permits for building alterations is to make sure that the structural integrity of the home is maintained.

Caution! Never alter the structural foundation of your home without a professional engineer.

INSPECTIONS | A thorough inspection of your home’s structure is needed about once a year. Some homeowners prefer spring inspections to check for winter damage. Others prefer fall inspections to check for summer storm damage and to prepare for winter. If your home has particular trouble spots, you may need to check them several times a year.
Most structural damage comes from moisture and termites. Here are a few things to look for:

- Look for water stains and damp spots.
- Check for musty, mildewy odors.
- Inspect cracks and note if they are large enough to allow moisture passage.
- Note the size of cracks over time to determine if they are growing.
- Look for standing water in basements and crawlspace.
- Make sure that insulation is in place and that vents are not blocked by debris.

**WARRANTY INFORMATION**

**LIMITED STRUCTURAL WARRANTY** | Dominion Homes warrants the overall structural components of your home for the period outlined in your limited warranty agreement. For full details, view the *Limited Warranty Agreement* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Structural Foundation

Also read the following information in this *Structural Foundation* section to gain a full understanding of your home’s structural foundation and to understand your responsibilities as a homeowner.

**STRUCTURAL FOUNDATION | FOOTINGS**

Footings are poured concrete pathways that help spread the weight of your home from the foundation walls to the surrounding soil. Wider than the foundation walls they support, footings form the perimeter of the home. Sometimes, additional footings are added inside the perimeter to support load bearing interior walls.

### HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Never alter the footing of your home without licensed engineer and local municipality approvals.
- ✓ Cracks exceeding 3/8” in width should be immediately reported to Dominion Homes Customer Care Department.

**CRACKS** | Due to ground moisture, and the normal expansion and contraction of your home, small cracks and surface deterioration will occur over time; this is typical. These minor defects will not affect the load bearing capacity of your footings.

To prevent cracks, it’s important to maintain proper humidity levels in your home and basement, and maintain proper drainage around the foundation of your home. Cracks that exceed 3/8” in width, should be addressed immediately by a licensed professional. See THE WARRANTY for more information.

Also see *Environmental Forces / Weather Conditions / Grading & Drainage*

Also see *Environmental Forces / Weather Conditions / Expansion & Contraction*

Also see *Home Interior / Basement Walls & Foundation*
**STRUCTURAL FOUNDATION**

**WALLS & SUPPORTS**

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**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- Never alter load bearing walls without licensed engineer and local municipality approvals.
- Inspect your foundation walls and supports once a year and arrange for appropriate repairs as necessary.

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**FOUNDATION WALLS** | Foundation walls, or load bearing walls, are constructed of poured concrete, concrete block or cinder block. Although these walls were damp-proofed, or waterproofed, to slow water traveling through the walls and into the basement, a certain amount of dampness should be anticipated.

To further protect your foundation walls from water intrusion, seal all exposed areas with a high-quality sealer. This product can be found in most home improvement centers; always follow the manufacturer’s instructions carefully.

Foundation walls should be checked for evidence of deterioration, dampness and movement twice a year. Over time, minor surface deterioration and small cracks will occur; this is caused by moisture, temperature variations and the general expansion and contraction of your home.

To minimize cracks, maintain proper humidity levels in your home and basement, and maintain proper drainage around the foundation of your home. Cracks and voids should be filled using caulking compounds, found at most home improvement centers; always follow the manufacturer’s instructions.

Also see Environmental Forces / Moisture / Humidity
Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Environmental Forces / Pest Control & Wildlife
Also see Home Interior / Basement Walls & Foundation

**PARTITION WALLS** | Partition walls are installed to divide the living space of a home and are generally made of wood studs, overlaid with drywall. Although most partitions are non-load bearing and have no structural function, some do.

*Caution!* Make sure you understand which walls are load bearing; you should never alter a load bearing wall without a licensed professional.

Minor movement due to normal settling and shrinkage should be anticipated; small cracks or separations where walls abut ceilings are normal. To minimize these, maintain proper humidity levels in your home and basement, as well as proper drainage around the foundation of your home.

Wall and ceiling surface cracks should be monitored for evidence of significant movement. Door frames should also be checked to determine squareness. Significant movement over a six month period may indicate a more serious problem and should be looked at by a licensed professional.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction
Also see Environmental Forces / Moisture / Humidity
BEAMS, COLUMNS, GIRDERS & LINTELS  | These load bearing supports—made of wood, steel and masonry—uphold the weight of your home. Minor cosmetic defects will occur over time. Wood beams and posts may bow and twist as they dry; this rarely indicates a structural problem. Wood products may also split: parallel splitting is usually not a structural concern, but diagonal splitting is more apt to weaken the wood. The best way to minimize bowing, twisting and splitting is make sure to maintain proper humidity levels in your home.

Exposed wooden structural components in the basement should periodically be checked for rot and pest infestation; deterioration can result in sagging structural components.

Also see Environmental Forces / Moisture
Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Environmental Forces / Weather Conditions / Pest Control & Wildlife

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STRUCTURAL FOUNDATION
FLOOR SYSTEMS

The floors in your home are designed to handle normal loading conditions safely. Your home’s floor system may be comprised of trusses, joists, or i-joists.

### HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ The engineered floor trusses or joists in your home should never be altered in any manner.
- ✓ Do not place furniture or appliances in excess of 40 pounds/sq ft without approval from a structural engineer.

LOADING CONDITIONS  | Heavy furniture or appliances could damage your floor system and void your Structural Warranty in that area of the home. An engineer should be consulted if a single point loads exceeds 250 lbs.

UNEVEN SURFACE  | The wood in the floor system will expand or contract in response to weather changes. As a result, floor surfaces may deflect, bow or become slightly uneven. In most cases, these fluctuations are minor and acceptable. To minimize damage, maintain proper humidity levels in your home.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction
Also see Environmental Forces / Moisture / Humidity

VIBRATION AND SQUEAKS  | All floors are susceptible to vibrations and squeaks. Industry standards allow for some vibration.

Also see Home Interior / Flooring
STRUCTURAL FOUNDATION

ROOF SYSTEMS

The roof deck—typically constructed of plywood, or O.S.B.—is the member upon which the roofing material (shingles) are installed. Trusses further support your roof rafters; these are special structural members that cross diagonally to better withstand compression forces and provide more strength than a typical beam.

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**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

✔ The engineered roof trusses in your home should never be altered in any manner.

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**DEFLECTION** | Occasionally, the wood components of your roof system will deflect or bow; this is due to normal expansion and contraction, the weight loads they bear, and exposure to winds, ice and snow. To minimize damage to your roof, always maintain proper humidity levels in your home, especially your attic.

Also see *Environmental Forces / Weather Conditions / Expansion & Contraction*

**EXTERIOR CARE** | Inspect your roof, gutters and downspouts after any severe weather and repair any leaks that may have occurred immediately.

Also see *Environmental Forces / Weather Conditions / Grading & Drainage*
HOME EXTERIOR | ROOFING

HOMEOWNER CARE INFORMATION

The asphalt shingles on your roof do not require any treatment or sealer. They will bring you years of protection, providing you keep tree branches pruned back and visually inspect your roof for debris and weather-related damage. Special attention should be paid to flashings at dormers, plumbing stacks, valleys, and areas where downspouts from upper roofs discharge onto lower roofs.

**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- ✔ Read the manufacturer’s instructions* for your particular roof and follow all directions.
- ✔ Contact Dominion Homes for warranty inquiries.
- ✔ Alterations or repairs within the warranty period must be made by the original installer of your roofing systems.
- ✔ Cut back tree branches that touch your roof during calm or windy weather.
- ✔ Visually inspect your roof and chimney after severe storms; report any damage to your homeowner’s insurance provider.
- ✔ Never walk on the roof in hot or wet conditions.

**WALKING ON ROOF** | Limit walking on your roof, and keep off the roof entirely in extreme heat or wet conditions. When hot, your weight and movement can loosen the shingles and flashing, resulting in leaks. When wet, your shingles are extremely slippery.

*Caution! Never walk on the roof of your home when the shingles are wet or hot.*

**FLASHINGS** | Flashings seal the areas where the roof abuts walls, chimneys and valleys, as well as where two roof slopes meet. If a leak should occur, call a licensed professional to make the necessary repairs immediately. If it is repaired as soon as the roofing material has dried, the cost will be far less than if the job is postponed.

**FLAPPING SHINGLES** | When your shingles are first installed, the adhesive tar strip on the underside is activated by the heat of the sun. This thermal sealing of the tar strip is a process that takes several days of a consistent temperature of at least 60°F to occur. Until they have completely sealed, some shingles can flap during windy conditions; this is normal and not cause for alarm.

**SEVERE WEATHER** | After severe storms, perform a visual inspection for roof damage. Check around the perimeter of your home and note anything unusual, such as shingle edges lifted on the roof, shingles in the yard, or dented siding and gutters. If you suspect damage, have a licensed professional inspect your roof and perform any necessary repairs. Your homeowner’s insurance may also cover damages under certain conditions. Extreme heat may also cause damage; in particular, it can scar your shingles.

**ICE DAMMING** | During winter, as heat rises from inside your home and melts snow on the roof, the water that runs down to the cold eaves can freeze. Accumulation of this ice will dam the subsequent run-off. The water may back up, sometimes working its way up and under shingles, and ultimately leading into your home through windows or ceilings. This is caused by environmental conditions and is therefore not covered under your warranty; it may, however, be covered in part by your homeowner’s insurance policy.

**CHIMNEYS** | Chimneys should be inspected annually for loose or deteriorated bricks or mortar. If covered with stucco, look for cracks or loose sections. The caps and protruding clay chimney liners should be checked for loose or broken sections. Chimney flashings should be checked for leakage.
LEAKS | If a leak occurs, try to detect the exact location; this will simplify finding the area that requires repair, which cannot begin until the roof is dry. Following are a few things to consider.

• Place a container under dripping water if possible.
• Remove personal belongings to prevent damage to them.
• If water builds up above a ceiling, position a bucket below and prepare to capture the water, poke a small, neat hole in the dry wall to release the water; otherwise, it can spread through the ceiling and leave noticeable damage.
• Report leaks to Dominion Homes Customer Care within one year of closing.
• Report leaks to a licensed professional for repair if your one year limited warranty has expired.
• It is your responsibility to contact your homeowner’s insurance to file a claim resulting from the event of extreme weather.

How To: Troubleshoot Finding Leak Locations

Before scheduling a roof repair, confirm that the source of the water is actually from the roof. Many times, the leak is from another source.

• Make sure there are no open windows on higher floors.
• Check the plumbing fixtures near the wet area.
• Make sure there is no ice dammed in the gutters.
• Check gutters and downspouts for clogs.
• Check that roof vents are not admitting blowing rain or snow.
• Check for gaps in window or door caulking.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s shingles for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Ice-Damming
• Shingles in Severe Weather
• Misaligned, Buckled or Curled Shingles
• Shingle Color Variance
• Roof Sheathing
• Roof Mildew, Algae and Moss

MANUFACTURER’S WARRANTY | The manufacturer of your home’s shingles provides a warranty. Details can be found in the Home Care Information packet or contact Dominion Homes for warranty information and inquiries.
HOME EXTERIOR | ROOFING
Gutters & Downspouts

HOMEOWNER CARE INFORMATION

Improper maintenance of gutters and downspouts can result in leaks in the roof and foundation walls. Review and follow these maintenance procedures carefully.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Alterations or repairs within the warranty period must be made by the original installer of your gutters and downspouts.</td>
</tr>
<tr>
<td>✓ Clean the gutters, downspouts and extensions at least once a year.</td>
</tr>
<tr>
<td>✓ Ensure extensions or splash blocks are properly placed at all times.</td>
</tr>
<tr>
<td>✓ Clear excess snow from downspouts as soon as possible.</td>
</tr>
<tr>
<td>✓ Have excessive standing water that occurs in unobstructed gutters inspected.</td>
</tr>
<tr>
<td>✓ Remove foreign objects, such as balls or frisbees, from your gutters immediately.</td>
</tr>
</tbody>
</table>

CLEAN GUTTERS | Clean your gutters and downspouts at least once a year—preferably in the fall to help prevent ice damming. If you have excessive leaf and debris accumulation, you may need to inspect them more often. Materials that accumulate in gutters can slow water drainage, cause overflows and clog downspouts; these conditions are not covered under your warranty.

Take care when using ladders to prevent scraping or denting of your gutters; also make sure they are solidly positioned to prevent personal injury.

EXTENSIONS | Make sure your extensions or splash blocks discharge outside of soil, rock or bark beds so that water does not dam behind the soil or edging materials. This can generate excessive moisture around the foundation of your home, increase moisture and humidity in your home, and void your warranty.

Also see Environmental Force / Moisture
Also see Environmental Force / Weather Conditions / Grading & Drainage

LEAKS | If a joint between gutter sections drips, caulk the inside joint using a commercial gutter caulking compound. Caulking is available at most home improvement centers; always follow the manufacturer’s instructions* on the package.

SNOW & ICE | Remove excess snow from downspouts as soon as possible to allow for proper drainage. Ice or snow build-up can damage gutters; such damage is not covered by your warranty.

Also see Home Exterior / Roofing

STANDING WATER | Most gutters are installed on a slight angle but some portions can still collect water, particularly after heavy rains. Some standing water is acceptable. However, if your gutters are unobstructed and still have one inch or more of standing water, report it to Dominion Homes for inspection and possible repair for a period of one year.

Gutters can overflow during periods of excessively heavy rain; this is expected and requires no repair.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s gutters and downspouts for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Gutter Ponding
• Gutter or Downspout Leaks

HOME EXTERIOR | EXTERIOR SIDING & TRIM

HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✓ Alterations or repairs within the warranty period must be made by the original installer of your siding and trim.
✓ Check all exterior sidings annually; call for professional repair as necessary.
✓ Inspect caulking and seals twice a year; repair as necessary.
✓ Hire a professional to replace any broken window glass; do not do this yourself.

PREVENTATIVE MAINTENANCE | Regular attention and preventative maintenance are the best ways to preserve the beauty and value of your home’s exterior. Check all surfaces annually and make any necessary repairs. Read the manufacturer’s literature* carefully.

EXTERIOR CAULKING | Over time, exterior caulking will separate and deteriorate. Check your home’s exterior caulking for deterioration at least twice a year and repair as necessary; otherwise, moisture will work its way behind trim or siding and cause serious rotting problems. Leaks around doors and windows can also result if this condition goes unnoticed for any length of time. Leaks caused by a lack of homeowner maintenance relative to caulking are not covered under any warranty.

ENVIRONMENTAL REACTIONS | Exterior siding is at the mercy of environmental conditions and cannot be prevented. Depending on your home’s type of siding, and its exposure to the elements, you’ll see a variety of reactions:

• Shrinkage and separations will be most noticeable under dry conditions.
• Light waves may be visible under moist weather conditions.
• Surface cracks may occur due to home temperature and humidity.
• Exterior paints and stains will fade due to time and precipitation.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your exterior siding and trim for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the Warranty Coverage section of this manual.
HOME EXTERIOR  |  EXTERIOR SIDING & TRIM
Brick & Stone

HOMEOWNER CARE INFORMATION

Brick and stone are two of the most durable finishes for a home’s exterior and require little maintenance. The official record of your brick or stone choices is included in your selection sheets. Please retain these records for future reference.

**HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.**

- ✔️ Read the manufacturer’s literature* for your particular siding and follow all directions.
- ✔️ Alterations or repairs within the warranty period must be made by the original installer of your systems.
- ✔️ Inspect your brick or stone siding for deterioration annually; repair as needed.
- ✔️ Make sure weep holes remain unobstructed by debris and landscaping.

**BRICK & MORTAR**  |  Periodically, face brick may require repair of the mortar between the bricks; this is called tuck-pointing. Check masonry walls for deteriorated brick and mortar at least once a year; have a licensed professional repair as needed.

**WEEP HOLES**  |  You might notice small holes in the mortar along the lower row of bricks. These are called weep holes; they allow moisture that has accumulated behind the brick to escape. Do not fill these weep holes or permit landscaping materials to cover them. Keep them free of debris at all times.

**EFFLORESCENCE**  |  Efflorescence is a white, powdery substance composed of crystallized soluble salts which can form on masonry walls. The formation of efflorescence does not affect the strength of your brick or stone. If you wish to remove it, simply scrub it with a stiff brush and warm water. Do not use a wire brush as this can scratch and leave traces of steel behind that can rust and discolor your exterior.

Also see Home Interior / Basement Walls & Foundation

**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY**  |  Dominion Homes warrants the installation and materials of your home’s exterior brick or stone for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- • Brick or Stone Variation
- • Uneven Course of Masonry
- • Masonry Cracks
- • Exterior Caulking Joint Separation

**MANUFACTURER’S WARRANTY**  |  The manufacturer of your home’s brick or stone provides a warranty. Details can be found in the Home Care Information packet.
HOME EXTERIOR | EXTERIOR SIDING & TRIM
Stucco

HOMEOWNER CARE INFORMATION

Stucco is a brittle cement product that is subject to expansion and contraction. Minor hairline cracks will develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Read the manufacturer's literature* for your particular stucco and follow all directions.
- Alterations or repairs within the warranty period must be made by the original installer of your stucco.
- Inspect your exterior stucco surface annually; repair as needed.
- Ensure caulking between stained trim and stucco maintains a tight seal.
- Do not allow water to spray directly onto stucco surfaces for a prolonged period.

PAINTING | Painting is a maintenance task that offers one of the best returns for the dollar; this is particularly true of a stucco home since this surface has special problems such as cracking, fading and efflorescence. Besides enhancing your home's appearance, a fresh coat of paint will also help protect it from sun, rain and snow. A stucco home will typically require painting every five to seven years; the frequency depends on several factors such as climate and sun exposure. Call a professional housepainter for an assessment when you think your home is ready to paint. And if you decide to paint with a different color than your original home, always remember to get approval from your homeowners' association regarding your choice.

BLEEDING | Areas where wood trim boards are adjacent to the stucco must be re-stained and re-caulked regularly. If these boards are not protected properly, the resulting moisture may cause the stain to bleed onto the stucco surface. In addition, if moisture is allowed to enter your home through these unprotected areas, leaks and wall damage could develop. Such leaks are not covered under any warranty.

CRACKING | Stucco walls should be inspected for cracking, separating and peeling once a year. Hairline cracks are normal. If you notice excessive deterioration, however, it could be a sign of a more serious problem, such as moisture migrating from the interior of your home, outward. In this case, the cause of moisture should be determined by a professional and corrected.

DRAINAGE | To ensure proper drainage, keep dirt and concrete flatwork a minimum of 6 inches below the stucco screed (the mesh underneath the final coat of stucco). Do not pour concrete or masonry over the stucco screed or right up to the foundation.

SPRINKLERS | Stucco is not a water barrier. To avoid possible leaks, do not allow water to spray from irrigation or watering systems directly onto stucco surfaces. Check the spray from any lawn and plant irrigation system frequently to make certain that water is not spraying or accumulating on stucco surfaces.

DISCOLORATION | It is not unusual to see discoloration around windows or exterior penetrations. This is considered normal and not covered under your warranty. Discoloration occurs due to dust, dirt and weathering.
**EFFLORESCENCE**  |  Efflorescence is a white, powdery substance composed of crystallized soluble salts which sometimes forms on masonry walls. The formation of efflorescence does not affect the strength of your stucco walls. If you wish to remove it, simply scrub it with a soft brush and warm water. Note: Do not use a wire brush; this could potentially scrub off the texture of your stucco.

Also see *Home Interior / Basement Walls & Foundation*

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**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY**  |  Dominion Homes warrants the installation and materials of your home’s exterior stucco surface for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Exterior Stucco, Block or Concrete Wall Cracks
- Stucco Texture Loss
- Stucco Texture Variation
- Stucco Color Variation
- Surface Staining
- Wet Stucco/Cementitious Appearance
- Exterior Caulking Joint Separation
HOME EXTERIOR | EXTERIOR SIDING & TRIM

Vinyl Siding and Trim

HOMEOWNER CARE INFORMATION

Vinyl siding is durable and attractive. Like any outdoor product, however, it will need attention from time to time. To keep your home’s vinyl siding looking its best, read the general information below and the detailed manufacturer’s literature* for your particular siding.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- √ Read the manufacturer’s literature* for your particular siding and follow all directions.
- √ Alterations or repairs within the warranty period must be made by the original installer of your siding.
- √ Check your siding annually and after any severe weather; repair as needed.
- √ Gently rinse your siding at least once a year.
- √ Do not allow water to spray directly onto vinyl siding for a prolonged period.
- √ Do not hit your vinyl siding with heavy or sharp objects.
- √ Do not place objects that generate excessive heat near your vinyl siding.
- √ Do not paint your vinyl siding.

EXTREME IMPACT OR HEAT | Unlike aluminum siding, vinyl will not dent; it can, however, crack or break, especially when rendered brittle by cold weather. Take care not to park lawnmowers or snow blowers next to vinyl and do not allow any objects—such as baseballs, rake handles or wheelbarrows—to hit your siding.

Vinyl also has a low melting point and is slow to burn. Do not set up a gas grill, patio torch or any other item that generates excessive heat right next to your siding. Also, don’t park your car, with a hot exhaust pipe, too closely.

BULGING OR WAVINESS | Expansion and contraction of your vinyl siding may occur with changes in the outside temperature, resulting in temporary bulging or waviness. This is a normal condition and is not cause for alarm.

VINES | Vines can wreak havoc on vinyl siding and should not be grown near a home with this exterior surface. If you choose to grow vines near your vinyl-sided home, monitor them carefully, keep them cut back, and know that any damage caused by vines is not covered under the warranty. Deciduous vines are best checked during winter months, when there are no leaves.

INSPECTION | Vinyl siding should be inspected for damage and loose or missing components at least once a year and after any severe weather. During windy conditions, you may hear noise as the siding responds to the pressure of the air gusts; this is normal.
Although vinyl siding does not cause wood rot, it may conceal moisture-related problems from another source. If a leak is hidden behind the vinyl siding, it may go unnoticed for a long time. Investigate any suspicious streaking or staining that appears on the vinyl itself or on the exposed foundation wall beneath, either of which may warn of hidden trouble. Another warning sign is loose areas of siding—nails or screws that secure the siding to the wall will lose their holding power in rotted wood. Have a professional repair any damaged sections as needed.

**CLEANING** | Once a year, rinse your vinyl siding with a garden hose to get rid of dust and dirt; if allowed to accumulate, the siding will take on a grimy appearance and will need to be scrubbed. Start at the top to avoid streaking and use a cleaning product recommended by your siding manufacturer; follow all manufacturer’s instructions carefully. Be careful not to allow water to spray up and under the siding as this may cause leaks. If mildew is present on the existing surfaces, attack aggressively.

**PAINTING** | One of the main benefits of vinyl siding is that it does not need painting. Over time, some homeowners may want to paint their home just to get a new color. Because of recent advances in the paint industry, vinyl siding can be painted, but be aware that you will void both the Dominion Homes’ warranty and the manufacturer’s warranty.

If you do decide to paint your vinyl siding, remember to get approval from your homeowners’ association regarding your choice of color.

**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s vinyl siding for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Loose or Delaminated Siding
- Siding Color or Texture Variation
- Faded Siding Finish
- Nail-Stained Siding
- Exterior Caulking Joint Separation
- Bowed, Buckled or Unlevel Siding

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s vinyl siding provides a warranty. Details can be found in the Home Care Information packet.
HOME EXTERIOR | EXTERIOR SIDING & TRIM

Wood Siding

HOMEOWNER CARE INFORMATION

Exterior wood siding is manufactured to withstand tough conditions. Despite its durability, it will show signs of weathering over time; this weathering process is normal and doesn’t indicate defects. You can expect to see some raised grain, knots, or cracks on natural wood siding; it will also shrink to some extent in response to changes in the weather.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Read the manufacturer’s literature* for your particular siding and follow all directions.
- ✓ Alterations or repairs within the warranty period must be made by the original installer of your wood siding.
- ✓ Check your siding annually and after any severe weather; repair as needed.
- ✓ Do not allow water to spray directly onto wood siding for a prolonged period.
- ✓ Paint or stain your wood as needed and inspect annually.

MOISTURE | Wood is a permeable organic material which absorbs and gives off moisture. If not properly cared for, wood siding can quickly deteriorate. Common troubles include bowed or expanded panels, shrinkage, disintegration, fading and pests. It’s important that you minimize exposure to moisture. Do not repeatedly “water” your home with sprinklers or irrigation systems and make sure the gutters and downspouts are properly maintained.

MILDEW | Heat combined with humidity may mildew wood siding. To retard mildew, wash the siding according to the manufacturer’s instructions*. If using strong chemicals, always wear goggles, gloves and protective clothing.

CAULKING | When replacing caulking, always use a caulking compound that can be painted. Make sure to apply caulking to any overdriven nail heads as well as any open siding abutment joints, where the siding abuts other vertical siding, windows, doors and trim.

PAINTING & STAINING | Painting your wood siding is typically required every five to seven years—and staining every three to five years—depending on climatic conditions. Note that some colors will require more maintenance than others, and some sides of the home may show signs of wear sooner than others, based on their exposure to the elements.

Read the manufacturer’s literature* for your particular siding regarding the right times and methods of painting. If your home is ready to be repainted, call a professional housepainter to do the job; pre-cleaning, paint selection, application methods and timing can be tricky. If you choose to repaint with a different color than your original home, always remember to get approval from your homeowners’ association regarding your choice.
WEATHERED WOOD | Weathering is actually the deterioration of wood. It is not a good idea to let wood weather before you paint it; the sun and rain alter the chemicals in the wood and destroy lignin, which is a natural glue that holds the wood together. Once the surface begins to decompose, it’s difficult to have paint bond with the wood. Wood also swells as it as it takes on moisture from rain, dew and humidity; as the sun dries the surface, the wood will tend to shrink, which in turn stresses the surface, which in turn leads to peeling paint.

However, if your home is stained, a weathered surface is ideal for restaining as wood stains will be absorbed more readily by the loose fibers and the roughened texture.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s wood siding for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Loose or Delaminated Siding
• Exposed Interior Fiber from Siding Nails
• Siding Color or Texture Variation
• Faded Siding Finish
• Siding Paint Bleed
• Nail-Stained Siding
• Siding Joint Gaps
• Bowed, Buckled or Unlevel Siding

WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The manufacturer of your home’s wood siding provides a warranty. Details can be found in the Home Care Information packet.
HOME EXTERIOR | EXTERIOR SIDING & TRIM

Wood Trim

HOMEOWNER CARE INFORMATION

Wood is a natural material which absorbs and gives off moisture, causing warping, shrinking and cracking over time. If not properly cared for, your home’s wood trim can quickly deteriorate and separate from other surfaces. Care for it well, and it will last for years.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tr>
<td>✓ At least twice a year, check caulking for deterioration; repair as needed.</td>
</tr>
<tr>
<td>✓ All repairs within the warranty period must be made by the original installer of your trim.</td>
</tr>
<tr>
<td>✓ Do not allow water to spray directly onto wood trim for a prolonged period.</td>
</tr>
<tr>
<td>✓ Inspect all trim annually and after any severe weather.</td>
</tr>
</tbody>
</table>

CRACKING | Over time, exterior wood trim will develop minor cracks and raised grain; much of this will occur during the first year. Raised grain permits moisture to get under the paint and will result in peeling. This is not a defect in materials or workmanship and is not covered under the warranty. Maintenance of wood trim is your responsibility; touch up any peeled areas or minor cracks with paint, and caulk any larger cracks before painting.

CAULKING | Your home has been caulked in the areas where wood trim and siding pieces come together at the time of installation to prevent moisture from intruding and damaging your home. At least twice a year, check the caulking and wood joints for cracking, splitting or separation; if deterioration has occurred, remove any affected caulk and apply new caulking. This is available at most home improvement centers. Always follow the manufacturer’s instructions* on the package. Damage caused by a lack or homeowner caulk maintenance is not covered under any warranty.

PAINTING & REPAIR | When you inspect your trim’s caulking twice a year, also look for other deterioration such as peeling paint or popped nails. Repair any damage as needed.

1. Reset popped nails.
2. Remove blistered or peeling paint with a wire brush or putty knife.
3. Sand all surfaces as needed for proper paint bonding.
4. Prime all wood surfaces with a high quality primer that is compatible with your final paint selection.
5. Repaint the wood surfaces with a high quality exterior paint formulated for your local climate conditions.

Remember, if you decide to repaint with a different color than your original home, always get approval from your homeowners’ association regarding your choice.

SPRINKLERS | Do not allow sprinklers to spray water on your wood trim; this will speed deterioration of both the wood and the paint or stain.

SEVERE WEATHER | Hail and wind can cause a great deal of damage in a severe storm. Inspect your wood trim after such weather and repair any damage promptly. If your home experiences severe damage, consult your homeowner’s insurance policy for possible coverage; damage that occurs from severe weather is not covered by your warranty.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s wood trim for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Cupped, Twisted or Split Exterior Wood Trim
• Exterior Caulking Joint Separation
• Raised Wood Grain
• Loose Exterior Trim
• Siding/Trim Wood Rot
HOME INTERIOR
HOME INTERIOR | ATTIC

HOMEOWNER CARE INFORMATION

Access to your attic is provided for maintenance of mechanical equipment that traverses the space. This maintenance should be performed by qualified contractors. If you must perform a task in the attic personally, make sure to step only on wood. Do not step directly on insulation, wires or ceiling drywall; this can cause injury to you and damage to your home, neither of which is covered by your warranty.

<table>
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<tbody>
<tr>
<td>✓ Alterations or repairs within the warranty period must be made by the original installer of your systems.</td>
</tr>
<tr>
<td>✓ If you are in the attic, do not step on wires, drywall, insulation or ductwork.</td>
</tr>
<tr>
<td>✓ Do not store items of any kind in the attic.</td>
</tr>
<tr>
<td>✓ Do not walk on, compress or move any insulation.</td>
</tr>
<tr>
<td>✓ Ensure ridge vents and soffits are unobstructed, year-round.</td>
</tr>
<tr>
<td>✓ Inspect the attic after severe weather or windy storms.</td>
</tr>
<tr>
<td>✓ Annually inspect for moisture and maintain proper humidity and air flow.</td>
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</tbody>
</table>

STORAGE | Do not store items of any kind in the attic. Because roof trusses are not engineered to accommodate weight or pressure, storing items can cause deflection of the roof truss, bow the ceiling, crack the drywall and compress the insulation. Furthermore, common temperature extremes can damage perishable or fragile items.

MOISTURE | Humidity levels are subject to change in attic spaces; if not maintained, excessive moisture will result in mold and structural damage, neither of which is covered under your warranty. It is your responsibility to maintain adequate humidity and proper airflow in the attic. Inspect your attic annually and make any necessary corrections.

- Look for water stains on the underside of the roof sheathing.
- Look for rot, mildew or fungus indicating high humidity levels in the attic.
- Check to make sure the insulation is not wet.

Also see Environmental Forces / Moisture

INSULATION | The insulation in your home serves two purposes: it acts as a barrier to resist the loss of heat and cooled air; and, it provides a vapor barrier to help prevent moisture from entering your home through exterior walls.

Attic insulation must not be compressed or moved around—otherwise, it will lose much of its insulating value. Some types of loose insulation are prone to being blown around during periods of high wind. If the insulation does get compressed or moved, have a professional correct it.

VENTILATION | Today’s homes are built more tightly than ever to conserve energy. However, this in turn creates potential concerns if proper ventilation is not maintained—condensation, odors, pollutants, radon and carbon monoxide can accumulate. Your attention to ventilation is important for the health and safety of your family.
ATTIC VENTS | Attic ventilation occurs through vents in the soffit, the peak, the underside of the overhang, or on gable ends. Wind-driven rain or snow can occasionally enter the attic through these vents. Do not cover the vents; instead, cover the insulation in front of the vent. This allows any precipitation that blows in to safely evaporate.

Ridge vents, shed vents and soffits should remain clear of debris and unobstructed all year round. Small animals might occasionally attempt to build nests in these vents. To minimize damage, proactively inspect your attic vents and make necessary corrections.

- Make sure that vents have not come loose during severe weather or storms.
- Keep vents free of dirt, debris and loose insulation.
- Look for pest or animal nests; if found, remove them immediately.

Factors such as precipitation and nesting animals are part of nature and are not covered under your warranty, so your attention to your home’s ventilation is critical.

How To: Improve Ventilation

Proper ventilation helps prevent accumulation of odors and gases in the home, along with condensation from forming on the insides of windows. This helps reduce window cleaning and extends the life of wood windows. Your daily habits can help keep your home well ventilated:

- Do not cover, or interfere with, the fresh air supply to your furnace.
- Turn the bathroom fans on when bathrooms are in use.
- When cooking on the stovetop, use the overhead fan.
- Air your home by opening windows for a while when weather permits.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s insulation and ventilation system for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty.
HOME INTERIOR
BASEMENT WALLS & FOUNDATION

HOMEOWNER CARE INFORMATION

The weight of your home rests on the foundation, which consists of two things: the footer, concrete poured in a formed trench; and the walls, which rest on top of the footer and are either made of poured concrete or cement block.

Foundation walls, also referred to as basement walls, are subject to many factors. In addition to supporting the weight of the home, they also must resist earth and water pressures, temperature extremes, variations in soil-bearing strength and other outside forces. Maintaining proper humidity levels is a critical factor in caring for your foundation.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Alterations or repairs within the warranty period must be made by the original installer of your systems.</td>
</tr>
<tr>
<td>✓ Consult a professional prior to any excavation in or around the foundation.</td>
</tr>
<tr>
<td>✓ Annually inspect exposed, exterior foundation walls; re-seal when necessary.</td>
</tr>
<tr>
<td>✓ Maintain proper drainage and landscaping around the foundation of your home.</td>
</tr>
<tr>
<td>✓ Maintain proper sump pump operation.</td>
</tr>
<tr>
<td>✓ Maintain recommended humidity levels at all times.</td>
</tr>
<tr>
<td>✓ Have home additions, such as patios or decks, performed by professionals.</td>
</tr>
<tr>
<td>✓ Do not run water directly against the exterior of your home.</td>
</tr>
</tbody>
</table>

WALL VARIATION | Although qualified professionals constructed the walls of your home, cosmetic differences in blocks, poured walls and honeycombing—such as size, color, placement and surface chips—are normal construction variations. Visibility of wall tile placement is also normal.

SEALING | The exterior exposed block (if applicable) has been treated with a high quality sealer, an important water-retardant procedure which slows down water penetration. Annual inspection and periodic reapplication of sealer is your responsibility. The water-retardant sealer will help ensure that water and moisture does not seep through the walls when the outside blocks are exposed to rain, snow and sprinklers.

Also see Environmental Forces / Moisture / Mold & Mildew
Also see Property / Landscaping

MOISTURE | Since your home is newly built, you might notice dampness on the walls and condensation on water lines; this is normal. Over time, natural compaction of soils in the backfill areas usually eliminates these conditions.

Basements tend to have the highest humidity level in the home. As required by local building codes, Dominion Homes damp-proofs, or waterproofs, all foundation walls below the grade to help prevent water in the surrounding soil from entering through the foundation. We do this by spraying the exterior of your foundation walls, the surface that faces the underground soil, with an asphalt waterproofing material.
However, damp-proofing does not guarantee a completely dry basement; environmental conditions will play the largest factor in your home’s humidity.

Basements that remain humid aid in mold growth and dust mites, which can eventually spread throughout your home. If your basement remains damp over time, a dehumidifier should be set up to keep the humidity levels in line. A variety of dehumidifiers can be found at most home improvement centers; know your basement’s square footage before choosing to buy one.

Also see Environmental Forces / Moisture / Humidity

POSITIVE DRAINAGE | To protect your basement from excessive moisture, and to keep your warranty in effect, make sure the foundation around your home does not get overly wet: maintain positive drainage and grading; landscape appropriately; and keep your sump pump operating correctly.

In some geographical areas or during very rainy seasons, the use of a dehumidifier might be necessary to maintain an appropriate level of moisture in a home. If excessive humidity persists, a dehumidifier and/or a fan will be necessary to speed up the drying process. Use of a dehumidifier is recommended to reduce naturally-occurring moisture in below-grade spaces.

Also see Environmental Forces / Moisture / Humidity
Also see Property / Landscaping
Also see Home Interior / Plumbing / Sump Pump

SURFACE CRACKS | Surface cracks, also called hairline cracks, are a normal construction variation, not detrimental to the structural integrity of your home, and therefore not covered under the warranty. If you wish to repair a surface crack, products specially made for this purpose are available at most home improvement centers. Always follow the manufacturer’s instructions* on the package.

EFFLORESCENCE | Efflorescence, a white, powdery substance composed of crystallized soluble salts, can sometimes form on the interior of masonry walls during the concrete curing process. This is a normal condition and does not affect the strength of your foundation; therefore, it is not covered under the warranty. If you wish, you can remove efflorescence, by cleaning with solution made of Tri-Sodium Phosphate (TSP) and water. TSP can be obtained through most home improvement centers. Always follow the manufacturer’s instructions* on the package.

WARRANTY INFORMATION

ONE-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants certain aspects of your home’s basement walls and foundation for a period of one year. For inclusions and exclusions, view the One-Year Limited Warranty and the following segment(s) in the Warranty Coverage section of this manual.

• Footing and Foundation Wall Cracks
• Basement Wall Bowed or Out of Plumb
• Basement Leaks

TRANSFERABLE LIMITED WARRANTY | Dominion Homes warrants that your home’s foundation walls be free of Major Structural Defects for a period outlined in your Limited Warranty Agreement. For details, see the Structural Warranty in the Warranty Coverage section of this manual.

MANUFACTURER’S WARRANTY | The manufacturer of your home’s waterproofing system provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR
BASEMENT WALLS & FOUNDATION

Basement Floors

HOMEOWNER CARE INFORMATION

If your home has a basement, the concrete floor, which is not attached to the foundation walls, is made up of three separate components: a drain tile system; a bed of gravel; and, poured concrete. Because it is not a load-bearing element, the basement floor is not covered under the Structural Warranty.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Alterations or repairs within the warranty period must be made by the original installer of your systems.
- Maintain proper drainage and landscaping around your home's foundation.
- Do not repeatedly wash concrete or expose to animal urine, fertilizers or chemicals.
- Do not run water directly against the exterior of your home.
- Treat your concrete floors with a high-quality sealer within the first year.

MOVEMENT | Your basement floor will move slightly in response to settling; this is normal. To help minimize this movement, it is your responsibility to maintain proper drainage around your home and landscape responsibly; this will help prevent moisture from reaching soils around and under the home.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Property / Landscaping

CRACKS & GAPS | The movement your concrete floor will experience over time can result in small cracks; these are expected. Small cracks will not affect the strength of your floor and are not covered under warranty. If you wish, you can repair them by applying special compounds, found at most home improvement centers.

Control or expansion joints were installed in your concrete floor to help control cracking. As the concrete shrinks, moisture can penetrate underneath and lift the joint, resulting in a gap. You can fill these with specially designed caulks, also found at most home improvement centers. Make sure to follow the manufacturer’s instructions* on the package for all products you use.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

SEALING | Seal your concrete floors within the first year of living in your new home. Available at most hardware, home improvement and paint stores, sealers will help keep your unpainted concrete floors clean. Always follow the manufacturer’s instructions* on the package when applying.

CLEANING | If you must wash your floors, use plain water and concrete washing soda (or if necessary, a concrete scouring powder) and dry promptly. Do not repeatedly wash concrete floors or expose them to soaps, animal urine, fertilizers or other chemicals; these can cause spalling, otherwise known as surface chips, and are not covered under the warranty.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s basement floor for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Uneven Concrete Floor
- Concrete Cracks
- Expansion and Control Joints

HOME INTERIOR
BASEMENT WALLS & FOUNDATIONS
Crawlspaces & Slab Foundations

HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✔ Alterations or repairs within the warranty period must be made by the original installer of your systems.
✔ Maintain proper drainage and landscaping around the foundation of your home.
✔ Make sure the plastic moisture barrier remains in place and does not get damaged.
✔ Do not store any items in your crawlspace, especially wood.
✔ Do not obstruct or close any crawlspace vents.

CRAWLSPACE | Although not as roomy as a full basement, a crawlspace gives you access to plumbing, gas lines and other mechanicals in the bottom of your home. The crawlspace is not intended as a storage area for items that could be damaged by moisture. Do not store any items in your crawlspace; especially wood, which can attract termites or other pests.

Also see Environmental Forces / Pest Control & Wildlife

DAMPNESS | You might notice a slight dampness in your crawlspace; this is normal. Make sure to maintain proper drainage of water away from the foundation of your home and landscape responsibly; this will help prevent excessive amounts of water from entering this area. You should also make sure the plastic moisture barrier remains in place and is not damaged. If you notice standing water, have it inspected by a professional immediately.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Property / Landscaping
SLAB FOUNDATION | Due to the fact that slab foundations place the floor near ground level, you must pay particular attention to moisture control to minimize cracks in the concrete; maintain proper drainage of water away from the foundation of your home and landscape responsibly. Furthermore, watch for soil/wood contact issues, such as termites and other pests; correct these immediately.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Environmental Forces / Pest Control & Wildlife
Also see Property / Landscaping

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s crawlspace or concrete slab for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Crawlspace Water
• Concrete Slab-On-Grade Floor Cracks
• Uneven Concrete Floor
• Concrete Cracks
HOME INTERIOR | HEATING & COOLING

HOMEOWNER CARE INFORMATION

Due to the variety of heating and cooling systems used today, make sure to read the manufacturer’s literature* that came with your particular system and follow all instructions for proper care, maintenance, inspection and service procedures. This entire Heating & Cooling section provides only generalized information that pertains to a number of system types.

Following is basic information about your thermostat, ductwork, registers, and how to achieve overall comfort throughout your home. On the following pages is specific information for gas furnaces, electric furnaces and heat pumps; read the section that applies to you.

<table>
<thead>
<tr>
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<tr>
<td>✔️ Read the manufacturer’s literature* for your particular systems and follow all directions.</td>
</tr>
<tr>
<td>✔️ Alterations or repairs within the warranty period must be made by the original installer of your systems.</td>
</tr>
<tr>
<td>✔️ If you have a humidifier installed, make sure to maintain proper humidity levels.</td>
</tr>
<tr>
<td>✔️ Make sure the cold air intake register is unobstructed at all times.</td>
</tr>
<tr>
<td>✔️ Clean/replace air filters according to the manufacturer’s literature*, usually monthly.</td>
</tr>
<tr>
<td>✔️ Have your system examined by a professional at least once a year.</td>
</tr>
<tr>
<td>✔️ Never cover or block the combustion air vent in any way.</td>
</tr>
</tbody>
</table>

THERMOSTAT | The thermostat, located on an interior wall of your home, helps keep your home at an even temperature; it is used for both the heating and air conditioning systems. Do not alter or change the original thermostat in your home; this will void the warranty.

DUCTWORK | The ductwork attached to your heating and cooling systems runs throughout your home and terminates in each room, where the opening is covered by a register. Some popping or pinging sounds can result from the ductwork heating and cooling; this is normal.

REGISTERS & DAMPERS | Your new home is equipped with a system of registers and dampers that are removable and adjustable. If you have a combined heating and air conditioning system, the same dampers and registers are used for both. Periodically check to see that all registers are clean and unobstructed.

In addition to the air supplies, your home will have air return registers, also called return air vents; these should never be obstructed. Be sure to arrange furniture and draperies to allow for unobstructed airflow from registers and to return air vents.

NEW-UNIT ODOR | A new furnace can emit an odor for a few moments when you first turn it on. An established system can emit an odor after being unused for an extended period of time. This is caused by dust that has settled in the ducts and should pass quickly.
FILTERS | Your unit has an air filter to help keep the air in your home clean. Replace the filter once a month for the life of your home. Failure to change the filter can result in damage to the unit, cold spots and increased energy costs. You can purchase filters at most home improvement centers; you’ll find the size and type printed along the edge of the filter that is installed in your furnace. For complete instructions on changing the filter and keeping the unit in good working order, see the manufacturer’s literature*.

If you have a permanent, washable, removable filter, read the manufacturer’s literature* for complete details on cleaning and maintenance requirements.

HUMIDIFIER | If you choose to get a humidifier, have it installed by the original contractor of your home’s heating/cooling system; otherwise, you will void the warranty. Improper operation of a humidifier can cause excessive amounts of moisture to accumulate in your home and, in turn, cause mold issues and damage to various building materials.

Also see Environmental Forces / Moisture / Mold & Mildew

TEMPERATURE SETTINGS | Your thermostat is calibrated to within plus or minus 5° F. When heating your home, the recommended setting for your thermostat is 72° F. Once the furnace is on, setting the thermostat to a higher temperature will not heat the home faster.

To reduce heating costs, lower the thermostat setting during your sleeping hours or when you are away from home for a prolonged period of time. However, never allow the temperature to fall under 55° F; otherwise, you risk freezing your pipes and voiding the warranty.

Also see Environmental Forces / Weather Conditions / Freezing

TEMPERATURE VARIANCE | Depending on the style of home, temperatures can normally vary from floor to floor on extremely cold or hot days. Rooms on second floors tend to be warmer, since warm air rises. Some rooms are simply farther away from the heating and cooling systems, so they will get less air output. Temperatures will also vary depending on wall, ceiling and floor surfaces that are exposed to sunlight and exterior conditions.

These temperature variations can be regulated in several ways. One is to run the circulating fan year-round to ensure better circulation and comfort throughout the whole home. Another is to close drapes or blinds to keep the heat of the sun from over-warming individual rooms. The main way to regulate temperatures is to adjust the registers in each room.

How To: Balance Your Home’s Temperature

1. Completely open all registers in every room.
2. Increase the thermostat setting until the coolest room is comfortable.
3. Gradually close registers in the warmest rooms until all rooms are comfortable.
4. Reverse the process for air conditioning.

Note: Do not completely close off more than one supply register at a time; this can restrict the airflow too much and reduce the efficiency of the system. Furthermore, do not close the door to one room continuously; this will isolate that room from proper temperature balance as compared to the remainder of your home.

Also note that the heating/cooling system was designed with a furnished home in mind. If you recently moved in and have not yet acquired all of your drapes and furnishings, the home might feel warmer or cooler than you would typically expect.
TRIAL RUNS | In the early fall, test your furnace to make sure it is operating properly; in the early spring, test your air conditioner. If any problems do surface, you can make an appointment with the appropriate service professional before the busy heating or cooling seasons begin.

COMBUSTION AIR DUCT | Furnaces installed in basements, in utility closets over crawlspace, or in attic spaces include a combustion air duct. The outside end of this duct is covered with a screen to minimize insects or animals from entering the duct. Cold air coming in through this duct means it is functioning properly. Outside air is needed to supply the furnace with sufficient oxygen; do not block this combustion air vent as it will cause the furnace to draw air down the vent pipe and pull poisonous gases back into your home.

Caution! Never cover or block the combustion air vent in any way.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s heating and cooling systems, including the thermostat, ductwork and registers, for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Extended Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two Year Extended Limited Warranty does not include damage due to lack of homeowner maintenance or normal wear and tear on cosmetic parts and pieces.)

- Ductwork Noise
- Metal Rattling at Register, Grills or Ducts
- Separated or Detached Ductwork

MANUFACTURER’S WARRANTY | The manufacturer of your home’s heating and cooling system provides a warranty for defects. Details can be found in the Home Care Information packet.

HOME INTERIOR | HEATING & COOLING

Gas & Electric Furnaces

HOMEOWNER CARE INFORMATION

Good maintenance of your gas or electric furnace can conserve energy, save money and prolong its lifespan. Carefully read the manufacturer’s literature* for your particular model and follow all operating, maintenance, inspection and service instructions.

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</tr>
<tr>
<td>✔ Alterations or repairs within the warranty period must be made by the original installer of your furnace.</td>
</tr>
<tr>
<td>✔ Never allow the temperature to fall under 55°F in cold months.</td>
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</table>
PILOT LIGHT | If your unit does not have an automatic starter, you’ll need to light the pilot light manually at the start of the heating season, and turn it off at the end of the heating season. Since manufacturers have varied pilot lighting procedures, consult the manufacturer’s literature* for your particular system.

Caution! If you smell gas, leave your home immediately, then call the gas company.

BLOWER SWITCH | Some furnaces have an On-Off blower switch; this looks like a regular light switch and is located in a metal box outside the furnace. When turned off, this switch overrides all furnace commands and shuts down the blower. Although it is usually only turned off when maintenance service is being performed, young children have been known to turn the furnace off with this switch.

BLOWER PANEL | The blower panel cover, also called the fan cover, needs to be correctly positioned for the blower to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, your gas furnace will not operate.

How To: Troubleshoot Your Heating System

If the heating system isn’t working properly, review the following list before calling for professional repair. Also consult the manufacturer’s literature* for procedures. Even if you do not identify a solution, the information you gather will be useful to the service provider you call.

• Make sure the thermostat is set to Heat.
• Make sure the temperature is set above the room temperature.
• Make sure the breaker on the main electrical panel is on.
• Make sure the switch on the side of the furnace is on.
• Make sure the fuse in furnace is good.
• Make sure the air filter is clean and allowing airflow.
• Make sure the vents in individual rooms are open.
• Make sure the air returns are all unobstructed.
• Make sure the blower panel cover is installed correctly.
• If you have a gas furnace, make sure the gas shut-off is open at the main meter and at the side of the furnace.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your furnace for a period of two years. For inclusions and exclusions, view the Two-Year Extended Limited Warranty and the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to lack of homeowner maintenance or normal wear and tear on cosmetic parts and pieces.)

• General Heating System
• Heating or Cooling Equipment Vibration

MANUFACTURER’S WARRANTY | The manufacturer of your home’s heating system provides a warranty for defects. Details can be found in the Home Care Information packet.
HOME INTERIOR | HEATING & COOLING

Heat Pump

HOMEOWNER CARE INFORMATION

A heat pump provides both heat and air conditioning. The system entails a refrigerant that flows back and forth in the coils of the pump and is controlled by a reversing valve. In the heating mode, the pump removes heat from the outside air and transfers it to the inside air. In cooling mode, it does the opposite, removing heat from the inside air and transferring it to the outside.

If your home contains a heat pump system, you need to be aware of the performance characteristics unique to these systems. Read the manufacturer’s literature carefully and follow all instructions for efficient operation and maintenance of your system.

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<td>✓ Read the manufacturer’s literature* for your particular system and follow all directions.</td>
</tr>
<tr>
<td>✓ Alterations or repairs must be made within the warranty period by the original installer of your heat pump.</td>
</tr>
<tr>
<td>✓ Keep the outside unit clear of all debris that would obstruct air flow.</td>
</tr>
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</table>

AIR TEMPERATURE | Do not expect dramatic temperature differences in the air coming from the vents as with other kinds of systems. The coils used in a heat pump system operate at low temperatures. As a result, in the heat mode, air from the supply vents will typically range from 85° to 90°F. The vents will not feel hot, but the air discharged is warmer than the air in the room by as much as 20°F.

NIGHT SETBACK | Unless you have a night setback thermostat designed to work with a heat pump system, do not turn the thermostat down in the evenings. Adjust the temperature a fraction of a degree at a time until a comfortable, permanent setting is found.

OUTSIDE UNIT | Keep the outside unit clear of all debris that would obstruct air flow. Snow, ice, landscaping materials, trash, leaves and other accumulating items can cause inefficiency or damage to the unit.

DEFROST CYCLE | When the heat pump is operating in the heat mode, the coils outside can reach below freezing temperatures. Moisture in the air will condense into frost and accumulate on the coils under these circumstances. From time to time, the system will go into defrost mode to clear accumulated frost from the coils; this is normal and will occur automatically.

During the defrost cycle, the outside fan will stop temporarily. The temperature of airflow into the home will be a bit lower during the defrost cycle, which can only occur once every 90 minutes, and can last no longer than 10 minutes.

AUXILIARY HEAT SYSTEM | At lower outside temperatures, less heat is available for the heat pump to draw from the exterior air. Therefore, from time to time the auxiliary heat system will come on to maintain the temperature you set at the thermostat. The auxiliary system will also come on whenever the temperature at the thermostat is moved 1.5°F or more at one time.
WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your heat pump for a period of two years. For inclusions and exclusions, view the Two-Year Extended Limited Warranty and the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to lack of homeowner maintenance or normal wear and tear on cosmetic parts and pieces.)

- General Heating System
- Heating or Cooling Equipment Vibration

MANUFACTURER’S WARRANTY | The manufacturer of your home’s heat pump system provides a warranty for defects. Details can be found in the Home Care Information packet.

HOME INTERIOR | HEATING & COOLING

Direct Vent & Gas Log Fireplaces

HOMEOWNER CARE INFORMATION

Dominion Homes installs a variety of fireplaces: some decorative in nature and not meant to direct heat into a room; and some that emit significant heat and will help warm a room. Therefore, before you first use your fireplace it’s important to read the manufacturer’s literature* for your particular model and follow all instructions for its operation, maintenance, service and safety.

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<td>✓ Read the manufacturer’s literature* for your particular fireplace and follow all directions.</td>
</tr>
<tr>
<td>✓ Alterations or repairs within the warranty period must be made by the original installer of your fireplace.</td>
</tr>
<tr>
<td>✓ Do not close glass doors over a roaring fire.</td>
</tr>
<tr>
<td>✓ Hire a qualified chimney sweep to clean your chimney.</td>
</tr>
<tr>
<td>✓ Make sure branches, nests and debris do not obstruct the vent opening to your chimney.</td>
</tr>
<tr>
<td>✓ Review all safety precautions listed below and in the manufacturer’s literature*.</td>
</tr>
<tr>
<td>✓ Review the Fire Prevention checklist.</td>
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</table>

DIRECT-VENT GAS FIREPLACES | Gas fireplaces are clean, convenient and provide enough heat to warm a room. Plus, they need no chimney at all; they burn gas so cleanly, there are virtually no emissions created. However, before you use your fireplace for the first time, read and follow the manufacturer’s literature* in full. If you have any questions or concerns, call the manufacturer directly. They will have the most up-to-date information on your particular model. You may detect a “burn-off” odor during initial use.

GLASS DOORS | Do not close the doors on your gas-vent fireplace while it’s in use; pressure from heat can build up enough to break the glass. (Please note that some direct vent gas fireplace doors do not open.)
**CHIMNEY DEBRIS** | Periodically inspect the opening to your chimney to ensure that branches, limbs or animal nests do not obstruct the area. Debris can cause poor drafting and result in smoke entering the interior of your home.

*Caution!* Glass doors, tile surrounds and exterior vent covers can become extremely hot and cause burns to pets and people. During operation, maintain a safe distance from these elements.

*Caution!* If you suspect a gas leak, immediately shut off the gas to your fireplace and leave your home; then call the gas company. Do not use the phone in your home.

*Caution!* Do not close glass doors over a roaring fire; this can break the glass.

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**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation and materials of your home's fireplace, gas logs and lighter for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Firebox Lining Damage
- Fireplace Smoke in Living Area
- Water in Firebox
- Cracked Chimney Cap or Crown
- Chimney Separation

**TWO-YEAR EXTENDED LIMITED WARRANTY** | Dominion Homes warrants certain aspects of your home's direct vent fireplace for a period of two years. For inclusions and exclusions, view the *Two-Year Extended Limited Warranty* and the following segment(s) in the *Warranty Coverage* section of this manual. (*Dominion Homes' Two-Year Extended Limited Warranty* does not include damage due to normal wear and tear on cosmetic parts and pieces.)

- Direct Vent Gas Fireplace

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s direct vent or gas log fireplace provides a warranty. Details can be found in the *Home Care Information* packet.
HOME INTERIOR | HEATING & COOLING

Wood-burning Fireplaces

HOMEOWNER CARE INFORMATION

Dominion Homes installs a variety of fireplaces: some decorative in nature and not meant to direct heat into a room; some that emit significant heat and will help warm a room. Therefore, before you first use your fireplace, read this section thoroughly.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Alterations or repairs within the warranty period must be made by the original installer of your fireplace.
- ✓ Do not close glass doors over a roaring fire; this can break the glass.
- ✓ Hire a qualified chimney sweep to clean your chimney.
- ✓ Make sure branches and debris do not obstruct the opening to your chimney.
- ✓ Do not build a fire directly on the fireplace floor; use andirons or a grate.
- ✓ Review all safety precautions listed below.

MASONRY FIREPLACES | These wood-burning fireplaces help create a cozy atmosphere. However, there are precautions you must take to keep your home and family members safe. Comply with all on-going safety, maintenance, operation and inspection details.

BREAKING-IN PERIOD | Your first five fires should be small in nature and not generate excessive heat. Too much heat initially can damage the flue liners and fire bricks. You may detect a “bur-off” odor during initial use. Also see Environmental Forces / Weather Conditions / Expansion & Contraction

SMOKE PROBLEMS | Many new fireplace owners have one common problem when building their first fires—smoke coming into their home. Modern homes are tightly sealed against external elements for efficient energy usage—yet when hot air from a fire rises up a chimney, it needs to be replaced with air from the home. Otherwise, unequal pressure develops, causing smoke to push back into the home rather than up the chimney. Make sure you build a fire slowly and allow the components of the fireplace to heat up; this will help ensure the smoke rises up the chimney.

DAMPER | When building a fire, always make sure the damper is open to allow smoke to rise up the chimney. The day after a fire, or when the fire is completely out, close the damper to prevent the escape of inside warm air up the chimney; leaving it open is like leaving a window cracked open.

GLASS DOORS | If the fire is still roaring, do not close the glass doors—especially if you are burning hard woods such as oak or hickory. This can break the glass.

When the fire burns down, you can close the glass doors to prevent inside heated air from being drawn up the chimney until your damper can be closed. Make sure to open the mesh screens first; this prevents excessive heat build-up on the mesh, which might result in warping or discoloration.
**How To: Build A Fire Safely**

1. Make sure the damper and fresh air vent are open before you begin.
2. Never build a fire directly on the fireplace floor; use andirons or a grate.
3. Use a well-fitted fireplace screen to keep sparks from shooting into your room.
4. Carefully stack wood in a stable formation with room between logs for good airflow.
5. Warm the flue to start warm air circulating up and out the chimney; simply burn a sheet of paper on top of the wood.
6. Once the flue is warm, start a small fire, so there is a gradual buildup of heat and smoke.
7. Never leave home or go to sleep when you have a roaring fire in progress.

_Caution! Never burn treated lumber; it will emit creosote or poisonous gases, which can build up in the flue or enter the home._

**CLEANING** | The build-up of creosote and other wood-burning by-products inside the flue can be a fire hazard. The number of fires and the type of wood you burn determine the frequency of your chimney cleanings; for instance, burning soft woods or improperly seasoned woods necessitates more frequent cleaning. Hire a qualified chimney sweep for this cleaning; they can also recommend how often you will need to have this done.

Do not remove old ashes and coals from under the grate until they are completely cool. Leave a light layer of ashes in the fireplace; it acts as an insulator and will help to reflect heat.

**CHIMNEY DEBRIS** | Periodically inspect the opening to your chimney to ensure that branches, limbs or animal nests do not obstruct the area. Debris can cause poor drafting and result in smoke entering the interior of your home.

**FIREWOOD STORAGE** | Remember to store firewood outside to keep insects from entering your home with the wood. Never stack it against your home, especially against other wood surfaces; this can attract termites and other pests.

Also see _Environmental Forces / Pest Control & Wildlife_

_Caution! Do not close glass doors over a roaring fire; this can break the glass._

_Caution! Never use gasoline, kerosene or other flammable liquids to start a fire._

_Caution! Never burn trash, rubbish, plywood scraps or chemically treated lumber (such as the type used for decking) in the fireplace._

_Caution! Glass doors, tile surrounds and exterior vent covers can become extremely hot and cause burns to pets and people. During operation, maintain a safe distance from these elements._

_Caution! Never leave your home or go to bed before making certain a fire is completely out._

_Caution! Check the chimney regularly to see if cleaning is necessary; a dirty chimney could result in a fire. Consult a professional chimney sweep to determine cleaning frequency._
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home's masonry fireplace for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Firebox Lining Damage
• Fireplace Smoke in Living Area
• Water in Firebox
• Cracked Chimney Cap or Crown
• Chimney Separation

HOME INTERIOR | HEATING & COOLING

Fire Prevention

Fire safety should be practiced by all family members. Awareness of potential dangers and preventive actions are preferable to even the fastest response. Keep these hints in mind and add your own reminders in the space provided on the next page.

TRAIN FAMILY MEMBERS

• Ensure that all family members know what escape routes exist in your home.
• Conduct a fire drill with family members.
• Test the smoke detectors to ensure they function and so that everyone recognizes the sound. Follow the manufacturer’s instructions* for cleaning and servicing all of your smoke detectors.
• As soon as possible, teach young children how and why to dial 911.
• Have a general use fire extinguisher and instruct all family members in its location and use.
• Teach children the safe use of appliances such as irons and toasters.

PRACTICE PREVENTION

• Store matches away from children and heat sources.
• Avoid smoking in bed.
• Avoid leaving small children home alone, even for a short time.
• Maintain appliances in clean and safe working condition.
• Avoid overloading electrical outlets.
• Ensure that all electrical cords are in good repair.
• Use correctly sized fuses.
• Avoid having any flammable objects or materials near the stove.
• Keep the range hood filter clean to prevent a build up of grease.
• Allow space for cooling around electrical equipment.
• Unplug the iron when it is not in use. Do not leave an iron that is on unattended.
• Use electric blankets with care, following manufacturer’s instructions*.
• Store volatile materials (paint, gasoline for the lawn mower, and so on) in appropriate containers, away from flames (such as pilots lights) or heat sources. Many trash collection services offer a means for you to dispose of hazardous items. Check with your service provider for details.
• Keep the barbeque clear of flammable objects and materials.
• If your home includes a gas fireplace follow all directions and do not leave the fireplace unattended when it is on. If you have a wood burning fireplace:
  - Arrange for professional cleaning of the chimney at appropriate intervals. Maintain the spark arrester on the chimney.
  - Never use liquid fire starters (such as for a charcoal barbeque) in an indoor fireplace.
  - Use a screen or glass doors when a fire is burning.
  - Confirm the fire is out before closing the flue.
  - Do not leave the fireplace unattended while a fire is burning.

• During holidays, ensure that all cords and connections are in good condition and of appropriate capacity for electrical decorations.

• If you decide to remodel, finish the basement, or add onto your home, obtain a building permit and work with trained professionals. Ensure that all building department inspections occur and that the work complies with all applicable codes. This also applies to installing a gas line for an outdoor barbeque, a gas fireplace, clothes dryer, and so on.

YOUR ADDITIONAL REMINDERS AND NOTES:

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HOME INTERIOR | HEATING & COOLING

Air Conditioning

HOMEOWNER CARE INFORMATION

Your air conditioning system consists of two units; the condenser, located outside the home; and the heat exchanger, located on the furnace inside the home. The system uses the same temperature controls, ductwork, vents and registers as your heating system.

The manufacturer’s literature* specifies maintenance and recommended inspection schedules for your air conditioning system; review and follow these points carefully.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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</table>
✓ Read the manufacturer’s literature* for your particular model and follow all directions.
✓ Alterations or repairs within the warranty period must be made by the original installer of your air conditioner.
✓ Turn off any installed humidifier before using your air conditioner.
✓ Do not lower your thermostat to extreme settings as it can freeze up your unit.
✓ Make sure the condenser unit is always level; never relocate this unit.
✓ Never cover the condenser unit; this can cause components to rust.
✓ Keep the area surrounding the condenser unit free of debris and shrubbery.

TEMPERATURE SETTING | Set the thermostat to what you ultimately want the temperature to be. If the air in the home is at 90° F, setting the thermostat to 60°F will not cool the home any faster than setting it to 75°F; it can, however, freeze up the condenser unit. Extended use under these conditions can damage your air conditioner and void your warranty.

How To: Maximize Comfort & Minimize Bills

Air conditioning can greatly enhance the comfort of your home, but when used improperly, energy waste and frustration can result. For instance, if you lower the thermostat during the hottest part of the day rather than the cooler hours, it will take longer for the inside of your home to cool. To maximize your comfort and minimize your bills:

• Set the thermostat to a moderate temperature in the morning.
• Adjust it to a cooler setting in the early evening.
• Adjust it to a higher setting at night when it is cooler outside.
• Run hot appliances, like ovens and dryers, during the cooler morning or evening hours.

CONDENSER UNIT | To maintain proper airflow, make sure the area surrounding the condenser unit is clear of landscape and debris. Make sure the condenser unit remains level; this is critical to its proper function. And never cover the condenser unit, even in off seasons when it’s not in use. Otherwise, condensation can form causing components to rust.
**SPRING CHECK** | Be sure to test your air conditioning unit in the early spring; this way, you can have any problems corrected prior to the hot summer, when the service requests are at their peak.

If your home was completed during winter months, charging of the system is unlikely to be complete; contractors cannot add coolant unless the outside temperature is 70°F or higher. In this case, it will need to be performed in the spring during your first year in your home. If you suspect your system needs to be charged, call the contractor listed in the Home Care Information packet.

**HUMIDIFIER** | If a humidifier is installed on your furnace system, make sure to turn it off when you use your air conditioning. Otherwise, the additional moisture can cause a freeze-up of the cooling system and void your warranty.

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**How To: Troubleshoot Your Air Conditioning System**

If the air conditioning system isn’t working properly, review the following list before calling for service. You might need to consult the manufacturer’s literature* for details. Even if these tips do not identify a solution, the information you gather will be useful to the service provider you call.

- Make sure the air conditioner condenser has not frozen from overuse.
- Make sure the thermostat is set to cool.
- Make sure the temperature is set below the current room temperature.
- Make sure the breaker on the main electrical panel is on.
- Make sure the 220 breaker on the outside wall near the air conditioner is on.
- Make sure the switch on the side of the furnace is on.
- Make sure the fuse in furnace is good.
- Make sure the air filter is clean and allowing airflow.
- Make sure the vents in individual rooms are open.
- Make sure the air returns are all unobstructed.
- Make sure the blower panel cover is installed correctly.

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**WARRANTY INFORMATION**

**TWO-YEAR EXTENDED LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s air conditioner for a period of two years from the date of closing. For inclusions and exclusions, view the Two-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to normal wear and tear on cosmetic parts and pieces.)

- General Cooling System
- Air Conditioner Compressor
- Condensation Line Clogs
- Refrigerant Line Leaks
- Heating or Cooling Equipment Vibration

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s air conditioning system provides a warranty for defects. Details can be found in the Home Care Information packet.
HOME OWNER CARE INFORMATION

Interior and exterior doors can experience shrinking, warping and deterioration due to environmental conditions, home settling and general usage. They will occasionally require minor adjustments.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✓ Read the manufacturer’s literature* for your particular doors and follow all directions.
✓ Do not hang heavy objects from doors.
✓ Do not slam doors, or swing from doors and doorknobs or door handles.

PROPER USE | Do not slam or yank your doors, hang on doorknobs and swing back and forth, or hang objects from doors. All can damage the doors, the knobs, the hinges, the jambs and even crack the walls. Open and close doors respectfully, especially bi-fold and sliding bypass doors.

SQUEAKING | Remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it. This product can be found in most home improvement centers; always follow the manufacturer’s instructions* on the package.

Graphite also works, but if too much is applied, it can create a gray smudge on the door or floor covering beneath the hinge. Do not use oil; it can gum up or attract dirt.

STICKING | Generally caused by shrinkage and swelling, sticking doors are a common problem in new homes and can be as simple as a loose hinge. If the sticking is caused by swelling in damp weather, do not plane the door unless it continues to stick after the weather changes. Before planing a door, try these steps first:

1. Check for a loose hinge. Tighten the screws that hold the door to the hinges and jamb but be careful not to over-tighten. If not tight enough, longer screws may be required.
2. Apply a paste wax, or a light coat of paraffin or candle wax, to the sticking surface.

   Also see Environmental Forces / Weather Conditions / Expansion & Contraction

WARPING | Warping is a result of too much moisture or dryness. If a door warps slightly, keeping it closed as much as possible often returns it to normal.

If the warp is more severe, a good remedy is to dry it in the sun. Carefully remove the door, lay it flat, warped side up, and elevated off the ground. If drying the door thoroughly does not straighten it, apply weight to the bulged side and leave it for two or three days. If this still does not solve the problem, call a professional carpenter to make the repair.

   Also see Environmental Forces / Moisture
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s doors for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Split Door Panel
- Warped Door
- Unlevel or Out Of Plumb Doors
- Raw Wood Showing on Door Panel
- Doors Not Operating Properly

MANUFACTURER’S WARRANTY | The manufacturer of your home’s doors provides warranties. Details can be found in the Home Care Information packet.

HOME INTERIOR | DOORS & WINDOWS

Exterior Doors

HOMEOWNER CARE INFORMATION

Exterior doors are exposed to severe weather extremes and will need more maintenance than interior doors. Each spring and autumn, examine and operate each door to be sure it swings freely on its hinges and that all hardware, particularly latches and locks, are functioning properly.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Read the manufacturer’s literature* for your exterior doors and follow all directions.</td>
</tr>
<tr>
<td>✓ Do not install an un-vented storm door; it can cause damage to an exterior door.</td>
</tr>
<tr>
<td>✓ Inspect all exterior doors twice a year for wear; adjust or repair if necessary.</td>
</tr>
<tr>
<td>✓ Re-coat steel doors if scratches or deterioration have exposed bare metal.</td>
</tr>
<tr>
<td>✓ Caulk around all exterior door frames once a year.</td>
</tr>
<tr>
<td>✓ Apply sealer to wood adjuster strips on the threshold once a year.</td>
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</tbody>
</table>

PROPER SEAL | Exterior doors are equipped with adjustable thresholds, so that you can raise or lower them as needed to maintain adequate contact between the door gasket and the threshold. These doors are also equipped with weather stripping on the jamb and header to ensure a tight seal when the doors are closed. Air leaks, common during settling, can require adjustments in order to ensure a proper seal.

REGULAR INSPECTIONS | Check your exterior at least twice a year. You will occasionally need weather stripping, weather stripping pads, sealer and caulking; these are common items and can be found in most home improvement centers. Always follow the manufacturer’s instructions* on the package.
Twice a year, you should:

- Check weather stripping to ensure good contact with the door; replace any worn weather stripping immediately.
- Check the threshold to ensure good contact with the bottom of the door; raise or lower the threshold as needed by adjusting the screws.
- Replace weather stripping pads at the bottom of the door jambs if necessary.

Once a year, you should:

- Re-seal the oak adjuster strip, located on the threshold.
- Repair and replace caulking around the door jamb and frame.

**STORM DOOR INSTALLATION**  |  If you install an un-vented storm door, you do so at your own risk. Due to excessive heat build-up that can occur between the doors, you can damage your exterior door and void your warranty.

**SLIDING GLASS DOORS**  |  Sliding glass doors are made with tempered glass; if broken, this glass breaks into small circular pieces and is far less likely to cause injury than regular glass. Under certain lighting conditions, door glass will be hard to see. To make it readily visible, make a practice of keeping the screen fully closed, even when the glass door is closed. Or apply a decal to the glass; this can prevent a family member or pet from accidentally walking into the glass.

Keep sliding door tracks clean to ensure smooth operation and to prevent damage to the door frame. Silicone lubricants work well for these tracks as well as for the lock mechanism. Acquaint yourself with the operation of sliding door hardware for maximum security.

**STEEL FINISH**  |  Periodically check steel doors for deterioration, such as cuts and scratches, that expose bare metal; these areas will rust if left untreated. Re-coat steel doors immediately if the finish begins to deteriorate.

**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY**  |  Dominion Homes warrants the installation and materials of your home’s exterior doors for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Exterior Paint, Stain or Caulk Deterioration
- Sliding Patio Doors and Screens

**MANUFACTURER’S WARRANTY**  |  The manufacturer of your home’s exterior doors provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | DOORS & WINDOWS

Interior Doors

HOMEOWNER CARE INFORMATION

The doors installed inside your home can experience shrinking, warping and deterioration due to the humidity from forced air furnaces, showers and dishwashers as well as exterior weather conditions. They will occasionally require minor adjustments.

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<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tr>
<td>✔️ Read the manufacturer’s literature* for your interior doors and follow all directions.</td>
</tr>
<tr>
<td>✔️ Be gentle when opening bi-fold and bypass doors; never jerk or yank.</td>
</tr>
<tr>
<td>✔️ Apply lubricants and make adjustments when necessary to ensure smooth operation.</td>
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</table>

WOOD PANEL DOORS | The interior doors in your home are made of wood or hardboard, and are susceptible to expansion and contraction. If your wood panel doors have contracted, small areas of wood that were originally hidden (therefore, unpainted or unstained) are now exposed, resulting in bare wood areas; this is normal and cannot be prevented. Simply paint or stain these newly exposed areas.

Paints and stains can be found in most home improvement centers; always follow the manufacturer’s instructions* on the package. Be aware that when touching up paint and stain, colors will not perfectly match the original colors; this is due to time, exposure, application methods, and the wide variety of chemicals used in the products.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

BI-FOLD & SLIDING BYPASS DOORS | Bi-fold and sliding bypass doors offer tremendous convenience; however, their mechanics are more complicated than those of hinged doors. Gentle operation is the key to maintaining these doors; no up or down pressure should be applied. Pull bi-fold doors toward you when opening and let the door open itself. Gently push sliding bypass doors in the appropriate direction.

Interior bi-folds can stick or warp because of humidity or dryness; apply a silicone lubricant to the tracks to minimize these conditions. Silicone lubricant can be found in most home improvement centers; always follow the manufacturer’s instructions* on the package.

Bypass closet doors can be adjusted should they become difficult to operate or jump from their tracks; adjustment hardware can be found on the rear side of the doors. Since these doors are installed in matched sets, make sure, if you remove the doors for any reason, to put each section back in its original position.

Also see Environmental Forces / Moisture / Humidity

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s interior doors for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Bi-Fold and Bypass Doors
HOMEOWNER CARE INFORMATION

Doorknobs and locks should operate correctly with little attention. Over time, they will need slight adjustments due to normal shrinkage of the framing.

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<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✔  Read the manufacturer’s literature* for your hardware and follow all directions.</td>
</tr>
<tr>
<td>✔  Lubricate keyhole and lock mechanisms, as needed.</td>
</tr>
</tbody>
</table>

LOCKS | To extend the life of your lock mechanisms and keep them operating smoothly, periodically lubricate keyhole and lock mechanisms with powdered graphite or silicone spray. These can be found in most home improvement centers. Always follow the manufacturer’s instructions* on the package. Do not use oil; it can gum up or attract dirt.

SEALANT | Most exterior hardware comes finished with a sealant; as this sealant wears, tarnishing will occur. To minimize this condition, regularly clean with a damp white cotton cloth.

REPAIR | The door hardware in any home can work loose over time. Watch for excessive play in the doorknob escutcheon plate. In the event a doorknob or privacy lock should become inoperative, it is usually because looseness has allowed the interior mechanism to slip out of place. Removal and reinstallation of the fixture, a simple process, will usually correct the problem. Doors with key-type hardware are more complicated and usually require the services of a locksmith.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s door hardware and locking mechanisms for a period of one year from the date of closing. For details, view the One-Year Limited Warranty in the Warranty Coverage section of this manual.

MANUFACTURER’S WARRANTY | The manufacturer of your home’s door hardware and locking mechanisms provides a warranty. Details can be found in the Home Care Information packet.
HOMEOWNER CARE INFORMATION

The windows in your home are made of various materials and have different maintenance needs. Make sure to fully read the manufacturer’s literature* on your particular window styles.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Read the manufacturer’s literature* for your particular windows and follow all directions.
- ✓ Do not force windows open or closed; you can bend the frames.
- ✓ Protect all wood windows (if applicable) and sills from water and moisture.
- ✓ Check window caulking near brick, stone or wood twice a year; replace as needed.
- ✓ Maintain appropriate humidity levels in your home to reduce condensation.
- ✓ Hire a professional to replace any broken glass; do not attempt this repair yourself.

WINDOWS & SILLS | Protect all wood and wood products from moisture. If you arrange plants on a window sill, include a plastic tray under the pots. Dust windows and sills as part of your normal house cleaning and wipe up any spills with a clean, damp cloth immediately. Periodically check all windows, especially if framed with wood, for surface deterioration; apply paint or stain as necessary.

WEEP HOLES | In heavy rains, water can collect in the bottom channel of window frames. Weep holes allow excess water to escape to the outside. Keep the bottom window channels and weep holes free of dirt and debris so that water does not enter the interior of your home.

GLASS | Clean glass as needed. Apply the cleaning solution with a lint-free cloth or sponge and dry the glass with a chamois, lint-free cloth or paper towels. If you have a rubber squeegee, it will speed the drying process. Glass is difficult to install without special tools. If your window glass breaks, contact a professional window repair service or glass company to install glass and re-glaze.

CONDENSATION | Condensation on interior surfaces of the window and frame is the result of high humidity inside and low temperatures outside. It’s your responsibility to maintain the proper humidity level within your home. If you notice condensation on windows, be sure to adjust the humidity; prolonged condensation can speed deterioration of your window frames. If your home includes a humidifier or dehumidifier, closely observe the manufacturer’s instructions* for its use. Also see Environmental Forces / Moisture / Condensation

CAULKING | Twice a year, check for cracks or separation in caulking around windows set in brick, stone or natural siding materials; repair as necessary. Simply remove the old caulking, clean and dry the area, and replace it with new caulking compound. Caulking can be found in most home improvement centers; always follow the manufacturer’s instructions* on the package.
**SCREENS** | You might wish to remove and store screens for the winter to allow more light into the home. To make re-installation easier, label each screen as you remove it to indicate which window it came from. Prior to re-installing the screen, clean them with a hose and gentle spray of water. Your screens never need painting or other preservatives; a gentle washing and hosing once a year is all the maintenance they need. Be aware that screens perforate easily, and frames bend, if they are not handled with care. Should you need replacements, nylon screen is available from most home improvement centers.

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**WARRANTY INFORMATION**

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**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation and materials of your home’s windows for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Unlevel or Out Of Plumb Windows
- Difficult to Open Windows
- Window Leaks
- Window Condensation or Frost
- Window Glass Defects
- Window Tinting
- Window Air Infiltration

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s windows provides a warranty. Details can be found in the *Home Care Information* packet.
HOME INTERIOR | FLOORING

HOMEOWNER CARE INFORMATION

The various floors in your home are made of different materials and have unique maintenance needs. To ensure the beauty and longevity of your floors, fully read the manufacture’s literature* and follow the instructions for their care and maintenance.

One common requirement is to maintain proper humidity levels. This will help deter warping, squeaking and damage to most kinds of flooring.

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<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✔ Read the manufacturers’ literature* for your particular flooring and follow all directions.</td>
</tr>
<tr>
<td>✔ Alterations or repairs within the warranty period must be made by the original installer(s) of your homes’ flooring systems.</td>
</tr>
<tr>
<td>✔ Maintain appropriate humidity levels in your home, year-round.</td>
</tr>
<tr>
<td>✔ Do not slide heavy objects across floors; this can scratch or gouge many surfaces.</td>
</tr>
<tr>
<td>✔ Keep pet’s nails well trimmed to decrease floor surface scratches.</td>
</tr>
<tr>
<td>✔ Keep floors clean of grit, dirt and fluids to better retain finishes and color.</td>
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</tbody>
</table>

MOPPING | Different flooring surfaces have very different care needs. In the following sections, you’ll notice the words dry-mop, damp-mop and wet-mop. Here are the differences:

- **Dry-Mopping**: This is when you run a dust mop over your floor to gather dry dirt and debris; you can also use a dry mop with a static spray to better attract dirt.

- **Damp-Mopping**: This is when you wet the mop, wring it until it is about half-dry, then mop. Then dip the mop into clean water again, wring it as dry as you can, and mop once more. Finish by towel drying the floor.

- **Wet-Mopping**: This is when you wet the mop, wring it lightly, then mop. In this case, the wet surface is allowed to air dry. This is not recommended for wood floors; standing water can dull the finish, damage the wood and leave a discoloring residue.

WARRANTY INFORMATION

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s floors for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Uneven Wood Subfloor
- Floor Deflection
- Floor Squeaks or Pops
HOME OWNER CARE INFORMATION

Your selection sheets provide the official record of your hardwood flooring brand, style and color. Please retain this information for future reference and refer to the various manufacturer’s literature* for detailed information on the care of your specific hardwood floors.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✔ Read the manufacturer’s literature* for your hardwood floors and follow all directions.
- ✔ Alterations or repairs within the warranty period must be made by the original installer of your floors.
- ✔ Maintain appropriate humidity levels in your home, year-round.
- ✔ Never allow water to stand on wood floors.
- ✔ Do not use wax or oil soap on your floor; follow manufacturer’s instructions*.
- ✔ Take care not to scratch or mark your hardwood floors; these are irreversible.

CLEANING | When caring for your hardwood floors, preventative maintenance is the primary goal. One rule of thumb is to keep them dry; excessive water can damage hardwood, causing it to expand and its finish to deteriorate.

To maintain the desired luster, the preferred maintenance for hardwood floors is regular cleaning and recoating as indicated by the manufacturer’s literature*.

- • Remove surface dust and dirt with a vacuum or a dry mop on a daily basis.
- • When vacuuming, use the hardwood attachment, not the beater-bar.
- • Clean food spills immediately with a dry cloth.
- • For tough spills, you can damp-mop the floor; then dry it thoroughly.

Caution! Wax and oil soap products are not recommended. Once you wax a polyurethane finish floor, recoating is difficult because the new finish will not bond to the wax.

WARPING | Expect some shrinkage and warping around heat vents, near any heat-producing appliances or during seasonal weather changes. Warping will also occur if the floor repeatedly becomes wet or is thoroughly soaked even once. Be aware that rubber backing on many area rugs and mats can cause yellowing and warping of the floor surface over time as well.

Also see Environmental Forces / Moisture

SEPARATIONS & GAPS | Like other wood products, hardwood flooring will expand and contract in response to temperature and moisture variations inside your home. As a result, you might see minor separations or gaps between individual boards and butt joints or slight cupping of individual boards. You can minimize this by using a humidifier or dehumidifier as necessary.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

Also see Environmental Forces / Moisture
How To: Minimize Wear & Tear

Traffic patterns, furnishings, moisture and shoes are among the many things that can damage your hardwood floors. A dulling of the finish in heavy traffic areas, such as entry way, is likely. To minimize wear and tear, comply with the following tips; damage that results from items listed below is not covered under the warranty.

- Place floor protectors on furniture feet to minimize scuffing.
- Remember to regularly clean floor protectors to remove any accumulated grit.
- Never slide heavy appliances or furnishings directly across the floor.
- Take care to not drop heavy or sharp objects on your hardwood floors.
- Keep high heels in good repair; exposed nails in heels can puncture your floor.
- Keep shoes and boots dry; a white, filmy appearance can result from moisture.
- Keep pet nails trimmed, and paws free of dirt, gravel, grease and water.
- Use rugs and protective mats in heavily traveled areas and pivot points.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY  |  Dominion Homes warrants the installation of your home's hardwood flooring for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Hardwood Floor Gaps, Depressions & Ridges

MANUFACTURER’S WARRANTY  |  The manufacturer of your home’s hardwood floors provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | FLOORING

Carpeting

HOMEOWNER CARE INFORMATION

Your selection sheets provide the official record of your carpet brands, styles and colors. Please retain this information for future reference and refer to the various manufacturer’s literature* for additional information on the care of your floor coverings.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✅ Read the manufacturer’s literature* for your particular carpeting and follow all directions.</td>
</tr>
<tr>
<td>✅ Alterations or repairs within the warranty period must be made by the original installer of your carpet.</td>
</tr>
<tr>
<td>✅ When cleaning, do not over saturate or leave soap residue on your carpet.</td>
</tr>
<tr>
<td>✅ Take care when burning candles; this can cause ghosting.</td>
</tr>
<tr>
<td>✅ Blot spills and clean stains immediately.</td>
</tr>
<tr>
<td>✅ Have your carpets professionally cleaned every 12-18 months, as needed.</td>
</tr>
<tr>
<td>✅ Do not close interior doors for prolonged periods when running air conditioning.</td>
</tr>
</tbody>
</table>

CLEANING | Carpet wears out due to 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. Following are some general cleaning tips for normal usage.

- **Vacuum Regularly:** Lightly twice each week; thoroughly once a week; and more frequently in heavy traffic areas. A light vacuuming is three passes; a thorough job can need seven passes. A vacuum cleaner with a beater-bar agitates the pile and is more effective in bringing dirt to the surface for easy removal.

- **Blot Spills and Clean Stains Immediately:** For best results, blot or dab any spill or stain; do not rub. If food has spilled, gently scrape it up with a spoon or dull knife before cleaning with a mild detergent. Follow with water to remove detergent residue and draw out any remaining moisture by pressing several layers of white towels over the spot.

- **Test Stain Removers:** Test any cleaning agent in an out-of-the-way area of the carpet first, such as in a closet, to check for any undesirable effects. Note that over saturation and soap residue can cause stretching and ripping; this will void your warranty.

- **Professional Cleaning:** Under normal circumstances, have your carpet cleaned every 12-18 months by a professional carpet cleaner.

- **Manufacturer’s Guidelines:** The manufacturer of your particular carpet will have the most up-to-date information for its care. Read and follow all manufacturer’s literature* carefully; their directions supercede all information you’ll find in this care manual.

STAINS | No carpet is stain-proof. Although most are stain-resistant, some substances, such as hair dye, shoe polish, paint and ink, will still cause permanent staining. Other substances can destroy or change the color of carpets, including bleaches, acne medications, drain cleaners, plant food, insecticides, and food or beverages with strongly colored natural dyes such as those found in certain mustards and herbal teas.
Refer to the manufacturer’s literature* of your particular carpet for the appropriate cleaning procedures; always pre-test any spot removal solution in an inconspicuous area.

**How To: Care for Your Carpet**

Most carpeting requires little routine care other than regular vacuuming, prompt clean up of spills and occasional spot treatment. Here’s how to extend the beauty and life of your carpet.

- Vacuum lightly twice each week, and thoroughly once a week.
- Vary the vacuuming direction from week to week to help reduce matting.
- Blot spills and clean stains immediately; do not rub.
- Use furniture rests under legs of chairs, couches and other heavy objects.
- Rearrange furniture periodically to modify traffic patterns.
- Place area rugs in high traffic areas.
- Reduce sunlight exposure with window coverings.
- Keep humidity and room temperature from getting too high.
- Have your carpet professionally cleaned every 12-18 months.

**SEAMS** | Carpet usually comes in 12-foot widths, making seams necessary in most rooms. Visible seams are not a defect. The more dense and uniform the carpet texture, such as with Berber carpeting, the more visible the seams will be.

Seams are most visible when the carpet is first installed; after time, use and vacuuming, the seams usually become less visible.

**SHADING** | This is an inherent quality of fine-cut pile carpets. Household traffic causes pile fibers to assume different angles, which in turn can cause the carpet to appear lighter or darker in areas. A good vacuuming provides a temporary remedy by pushing the pile in the same direction.

**SHEDDING OR FUZZING** | New carpeting, especially cut pile, sheds bits of fiber for a period of time; this is normal. These loose fibers are removed by vacuuming. Shedding usually occurs more with wool carpeting than with nylon or other synthetics.

**STATIC** | Cool temperatures outside often contribute to static electricity inside; this is normal. To help control static build-up, maintain appropriate humidity levels in your home.

*Also see Environmental Forces / Moisture / Humidity*

**How To: Deal with Normal Carpet Wear**

**BURNS** | Act immediately. First snip off the darkened fibers with sharp scissors; then use a soap-less cleaner and sponge with water. If the burn is extensive, talk with a professional about replacing the damaged area.

**CRUSHING** | Furniture and traffic can crush a carpet’s pile fibers; this is considered normal wear. Frequently vacuum and place glides under heavy pieces of furniture. Rotate your furniture to change the traffic pattern in a room to promote more even wear. Heavy traffic areas like halls and stairways are more susceptible to crushing and will require more attention.
**FADING** | Science has yet to develop a color that will not fade over time. To delay this process, frequently vacuum to remove soil, change air filters in heating and air conditioning systems regularly, keep humidity and room temperatures from getting too high, and reduce sunlight exposure with window coverings.

**FILTRATION** | Do not keep interior doors closed on an extended basis while the air conditioning is operating. Air from the closed room is forced through the small space at the bottom of the door. The carpet fibers in this area will act as a filter, catching dust. Over time, a noticeable stain, or ghosting, can develop at the threshold.

**GHOSTING** | Recent feedback from homeowners regarding black sooty stains that develop on carpet, walls, ceilings, appliances, mirrors, and around area rugs—to list just a few—have caused much investigation and research. The conclusion has been that the majority of this staining, or ghosting, results from pollution of the air in the home caused by burning scented candles. As candles burn, incomplete combustion of hydrocarbons contributes a considerable amount of soot to the air; this soot then settles and accumulates on surfaces in the home. These deposits are extremely difficult to remove and on some surfaces, such as light-colored carpet, they are impossible to completely clean.

If burning candles is part of your lifestyle, understand that it can cause damage to your carpet; such damage is not covered by the warranty.

**PILLING** | Pilling, or small balls of fiber, can appear on your carpet, depending on the type of carpet fiber and the type of traffic. If this occurs, clip off the pills with sharp scissors. If they cover a large area, seek professional advice.

**SNAGS** | Sharp-edged objects can grab or snag the carpet fiber. If this occurs, cut off the snag with sharp scissors. If they cover a large area, seek professional advice.

**SPROUTING** | On occasion, you might find small tufts of fiber sprouting above the carpet surface; simply cut off the sprout with sharp scissors. Do not attempt to pull it, because other fibers will come out in the process. Failure to trim these sprouts can result in pulled strands from vacuum cleaners, high heels and pet paws; this damage is not covered under the warranty. If the snag is especially large, call a professional.

**RIPPLING** | Do not drag heavy furniture across wall-to-wall carpeting; this can cause a rippling in the surface. High humidity can also cause rippling. If the carpet remains rippled after the humidity has lowered, have a professional re-stretch your carpet using a power stretcher, not a knee-kicker.

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**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s carpet for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Carpet Seams & Gaps
- Loose or Wrinkled Carpet
- Carpet Color, Spots or Fading

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s carpeting provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | FLOORING

Ceramic Tile

HOMEOWNER CARE INFORMATION

Ceramic tile is one of the easiest floor coverings to maintain. Your selection sheets include the official brand and color of your ceramic tile. Please refer to the manufacturer's literature* regarding your particular tile for full maintenance details.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✔ Read the manufacturer's literature* for your particular tile and follow all directions.</td>
</tr>
<tr>
<td>✔ Alterations or repairs within the warranty period must be made by the original installer of your tile.</td>
</tr>
<tr>
<td>✔ Treat your grout with a high-quality grout sealer and maintain accordingly.</td>
</tr>
<tr>
<td>✔ Never use abrasive cleaners on your ceramic tile.</td>
</tr>
<tr>
<td>✔ Do not directly impact tile with heavy or sharp objects.</td>
</tr>
</tbody>
</table>

TILE CLEANING | To keep your ceramic tile looking new, simply wipe with a moist cloth or vacuum when needed. Tougher dirt may require a wet-mopping with warm water and an all-purpose, non oil-based household or commercial cleaner; never use cleaners containing acid, bleach or abrasives.

If you feel a cleaning agent is needed, consult the manufacturer's literature* for their recommendations; always test an area first.

GROUT SEALER | Grout is porous and subject to staining if not sealed. As soon as possible after you move into your new home, treat your grout with a high-quality sealer; this will make it easier to clean and can stop dirt from collecting in the joints. Grout sealer can be purchased at most home improvement centers; always follow the manufacturer's instructions* on the package. On-going maintenance of grout will require reapplication of sealer; check the package instructions or contact the manufacturer for recommendations on frequency.

GROUT CRACKS | Because ceramic tile is often installed over a wood surface, the grout can separate into hairline cracks as the wood surface beneath it expands and contracts; this is normal. If you find cracks, you can repair them with a clear or colored caulking compound, specially designed for this purpose. Caulk can be found at most home improvement centers; always follow the manufacturer's instructions* on the package.

For larger cracks, it’s best to re-grout the joint. Grout can be found in most home improvement centers. Remove the affected grout, clean and dry the area, and apply new grout following the manufacturer's instructions* on the package. Be prepared for the new grout to vary in color depending on the time span between installation of the flooring and the repair. Remember to seal the new grout once the repairs have been completed.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

GROUT DISCOLORATION | Over time, grout can yellow or stain; you can clean it with a fiber brush, cleaner and water. Grout can be freshened periodically with cleaners and whiteners, available at most home improvement centers; always follow the manufacturer's instructions* on the package.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home's ceramic tile floor for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Cracked or Loosened Tile, Brick, Marble and Stone
- Grout Cracks

MANUFACTURER’S WARRANTY | The manufacturer of your home’s ceramic tile provides a warranty. Details can be found in the Home Care Information packet.

HOME INTERIOR | FLOORING
Resilient Floors

HOMEOWNER CARE INFORMATION

Your color selection sheets provide the official record of your resilient floor covering brand, style and color; retain this information for future reference. Although resilient floors (also referred to as linoleum or vinyl floors) are designed for minimum care, they do have needs; refer to the manufacturer’s literature* regarding your particular flooring for full maintenance details.

<table>
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<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tr>
<td>✅ Read the manufacturer’s literature* for your resilient floors and follow all directions.</td>
</tr>
<tr>
<td>✅ Alterations or repairs within the warranty period must be made by the original installer of your floors.</td>
</tr>
<tr>
<td>✅ Do not use cleaning/finishing agents until new floor adhesive has thoroughly set.</td>
</tr>
<tr>
<td>✅ Prevent water from lying on your resilient floor for prolonged periods.</td>
</tr>
<tr>
<td>✅ Maintain appropriate humidity levels in your home.</td>
</tr>
<tr>
<td>✅ Do not allow heavy or sharp objects to hit or slide across your resilient floor.</td>
</tr>
</tbody>
</table>

NO-WAX FLOORING | The resilient floor installed in your home is more than likely the no-wax type. This means it has a clear, tough coating that provides both a shiny appearance and a durable surface. However, even this surface will scuff or mark over time. Follow the manufacturer’s instructions* for maintaining its finish.

CLEANING | To see the specific cleaning products and methods for your particular resilient floor, read and follow the manufacturer’s literature*. Following are a few common cleaning tips.

- Sweep loose dirt with a broom, dust mop or vacuum cleaner. If using a vacuum, make sure it does not have a beater-bar attachment on it. Furthermore, do not use electric brooms with hard plastic bottoms; this can result in discoloration and deglossing.
• Wipe up spills and vacuum crumbs instead of frequently washing with water.
• Limit mopping or washing with water; excessive liquid on resilient floors can penetrate seams and get under edges, causing the material to lift and curl. Never use abrasive cleaners.
• Frequent scrubbing or electric buffing is harder on floors than regular foot traffic. If you scrub or buff, use acrylic finishes.

SCRATCHES & TEARS | When moving furniture or appliances, install coasters or glides on the legs to prevent permanent scratches, tears or wrinkles. If you damage the floor, call a professional to have it patched.

Note: High heels and heavy or sharp objects can damage resilient floors; this type of damage is not covered under the warranty nor is it covered by the manufacturer's warranty*.

SEAM SEPARATION | Any type of resilient flooring can separate slightly due to shrinkage, and curl or lift if exposed to excessive moisture. Do not allow large amounts of water from baths, showers or spills to stay on your resilient floor for prolonged periods—most common where the flooring abuts tubs and showers. Make sure to re-caulk these areas as needed.

Also see Environmental Forces / Moisture
Also see Home Interior / Kitchen & Bath / Caulking & Grout

RAISED NAIL HEADS | Raised nail heads can result from movements of the floor joist; this is not unusual and is caused by natural shrinkage and deflection. We've used special nails to help minimize this movement; you can further help minimize movement by maintaining appropriate humidity levels in your home.

If a nail head does become visible through resilient flooring, place a block of wood over it and hit the block with a hammer to reset the nail.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction
Also see Environmental Forces / Moisture / Humidity

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home's resilient floors for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Resilient Flooring Seam Gap
• Resilient Flooring Nail Pops
• Resilient Flooring Ridges
• Resilient Flooring Stains

MANUFACTURER’S WARRANTY | The manufacturer of your home’s resilient flooring provides a warranty. Details can be found in the Home Care Information packet.
Overhead Door & Openers

HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Read the manufacturer’s literature* for your garage door system and follow all directions.
- Alterations, electric door opener installation and repairs within the warranty period must be made by the original installer.
- Every six months, perform required maintenance as indicated by the manufacturer.
- Have door inspected by a professional technician after any significant impact.
- Immediately repaint any surface scratches that expose metal.
- Make sure door is unlocked before using the garage door opener.

STEEL SURFACE DOORS | The manufacturer applies a corrosion-resistant paint to these doors. If the finish becomes scratched, and the metal becomes exposed, repaint the surface immediately in order to prevent rust and corrosion.

If touch-up paint is needed, call the contractor that installed your garage door; they should be able to help you obtain it. You can find your particular contractor’s contact information in the Contractor Directory, located in the Home Care Information packet.

VISIBLE LIGHT | Garage overhead doors are not airtight; some light will be visible around the edges and across the top. Weather conditions can result in dust and precipitation entering around the door, especially when homes in the community have unfinished lawns; this is normal.

SAFETY | Follow the manufacturer’s instructions* for safe and reliable operation and remember to review all safety points with your children. Below are a few common rules of thumb.

- Do not allow anyone except the operator near the door when it’s in motion.
- Keep hands and fingers away from all parts of the door except the handle.
- Do not allow children or pets to play with, or around, the door.
- Have the door inspected by a professional after any significant impact.

SIX-MONTH CHECK | Since the garage door is a large, moving object, maintenance is necessary. Do the following every 6 months.

- Apply an appropriate lubricant, such as silicone spray, to all moving parts: track, rollers, hinges, pulleys and springs. Do not over lubricate as it could drip on vehicles or the floor.
- Check all hardware to ensure it is tight and operational without binding or scraping.
- Apply a silicone or graphite lubricant to the lock if it becomes stiff. Do not use oil on a lock, as it will stiffen in winter and make the lock difficult to operate.
**ADJUSTMENTS** | Have any needed adjustments made by a qualified garage door technician. Garage door springs are dangerous to work with; they are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing.

**DOOR OPENER** | To prevent damage to the garage door opener, be sure the door is unlocked before using the opener. If you have an opener installed after closing on your home, the opener must be recommended and installed by the company that installed the original garage door on your home in order to maintain your the warranty on the garage door.

Following are a few things to remember about your garage door opener.

- Know the steps for manual operation of the door in the event of a power failure; you can find these in the manufacturer’s literature*
- Do not place tools or other items where they will interfere with the electric eye; this device provides a safety stop in the event that someone or something crosses the opening while the door is in motion.
- Make sure the path of the door is completely clear before using the override to force the garage door to close.
- Expect to replace the battery in the remote controls about once a year.

**EXTENDED ABSENCES** | Disengage the garage door opener—the pull on the rope that hangs from the mechanism—before leaving your home for prolonged periods of time. Furthermore, bolt the overhead door with the manufacturer’s lock.

Attempting to operate the garage door opener when the manufacturer’s lock is bolted will burn out the motor of your opener. Upon your return, unlock the garage door first, then reengage the motor (simply push the button to operate the opener and it will reconnect) to restore normal operation.

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**WARRANTY INFORMATION**

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**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s overhead garage door for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Garage Door Leak
- New Garage Door Opener

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s garage door provides a warranty. Details can be found in the Home Care Information packet.
HOME OWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Any major alteration or repair within the warranty period must be made by the original installer of your garage floor.
- ✓ Apply a high quality sealer to your garage floor and maintain accordingly.
- ✓ Keep floor clean of chemicals, salts and ice-melting agents.
- ✓ Do not repeatedly clean the garage floor by washing or hosing.
- ✓ Maintain positive water drainage away from your garage floor.

SEALER | Protect your concrete floor with a heavy-duty, high quality, acrylic based sealer; this will help keep unpainted concrete from absorbing oils and spalling due to road salt and other chemicals. You can apply sealer the same year the concrete is poured or the next summer; on-going maintenance requires reapplication of sealer. Concrete sealer can be found in most home improvement stores; always follow the manufacturer’s instructions* on the package.

CLEANING | When outside temperatures are high and the sun has been shining on the concrete, do not wash your garage floor with cold water from an outside faucet; the abrupt temperature change can damage the surface bond of the concrete. Simply sweep the concrete.

If washing is absolutely necessary, do so when temperatures are moderate. Do not repeatedly clean the garage floor by washing or hosing, and do not expose it to animal urine, radiator overflow, fertilizer, un-cleared snow and ice, ice-melting agents or road salts. These and other chemicals will not only allow moisture to penetrate existing cracks, they can cause spalling, or surface chips. Repair of spalling is your responsibility and is not covered under the warranty.

CRACKS | Your concrete slab floor will shrink slightly as it cures, causing small cracks; this is due to normal settling and will not affect the overall strength of the floor.

During the summer, moisture can find its way under the concrete along the edges or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete, increasing the size of the cracks. To minimize cracking, maintain drainage away from all concrete slabs; the floor was designed to slope slightly to allow for this. Also remember to keep the floor clean and apply sealer to further reduce cracking.

As cracks occur, seal them with a waterproof concrete caulk, available at most home improvement stores, to prevent moisture from penetrating the surface. Always follow the manufacturer’s instructions* on the package.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s concrete garage floor for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Concrete Cracks
- Uneven Concrete Floor
- Separation of Concrete Floor and Wall

HOME INTERIOR | GAS & ELECTRIC & SYSTEMS

Gas Shut-offs

HOMEOWNER CARE INFORMATION

The purpose of a gas shut-off valve is to cut the flow of gas to your home in the event of a leak. Gas shut-offs can be found everywhere you have a gas appliance—whether it be a furnace, hot water heater, fireplace, lamppost or range—and there is a main gas shut-off valve adjacent to your gas meter.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Alterations or repairs within the warranty period must be made by the original installer of your gas system.
- If you suspect a leak, shut off the main valve, leave the home, and call the gas company.
- Keep the area around the main gas shut-off valve clear of debris.

MAIN SHUT-OFF VALVE | The main shut-off valve is located adjacent to the main gas meter; this valve will shut off the gas to every gas appliance in your home. Make sure to keep the surrounding area of this shut-off valve clear for easy access in case of an emergency.

If you suspect your main gas shut-off valve is not working properly, contact your local gas company. They will send a service representative to your home to show you the proper procedure and check that the valve and pilot lights are operating properly.

Caution! If you suspect a gas leak, immediately turn off the gas at the main shut-off valve and leave your home; then call the gas company. Do not use the phone in your home.
WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s gas pipes and shut-off valves for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to lack of homeowner upkeep or normal wear and tear on cosmetic parts and pieces.)

- Plumbing Leaks
- Exterior Gas Leaks

MANUFACTURER’S WARRANTY | The manufacturer of your home’s manifold and flex pipe provides a warranty. Details can be found in the Home Care Information packet.

HOME INTERIOR | GAS & ELECTRIC & SYSTEMS

Electric Supply

HOMEOWNER CARE INFORMATION

Your electrical system is a three-wire grounded system and meets the code requirements and safety standards of your local building regulations. It’s crucial to stress basic safety precautions to your entire family. Never tamper with the electric. Never touch bare wires. Never stick fingers or foreign items into outlets. Never get cords, plugs or outlets wet. And never use electrical appliances with defective cords.

ELECTRICAL SUPPLY BOX | The main control panel is usually located in the basement or garage and contains the main shut-off and all circuit breakers that control the electrical power to the home. Each breaker is marked to help you identify which breaker controls which appliance, outlet or other service.

Your air conditioning or heat pump unit will have a disconnect mechanism located in a small box next to the service panel or air conditioning unit. Periodically:

- Make sure the surrounding area is clear of storage items and easily accessible.
- Look for rust or watermarks indicating moisture penetration.
- Turn all breakers off and on to ensure that none have seized.

Caution! If the panel is warm to the touch, or if you smell burned insulation or wires, call a licensed electrician immediately to have the necessary repairs made.

Caution! Never remove the bare wire that connects to the box or device.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Alterations or repairs within the warranty period must be made by the original installer of your electrical system.
- Report any suspected electrical issues to the original installer of your electrical system.
- Once a year, inspect your main electrical panel and circuits; never tamper with the cable.
- Never dig on your property without first confirming buried service lead locations.
CIRCUIT BREAKERS | Circuit breakers are the safety valves of your home’s electrical system. They have three positions: On, Off and Tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Simply moving the breaker from the Tripped position to the On position will not restore service.

Breakers trip because of several events: circuit overloads due to too many appliances plugged into the same circuit; a worn cord or defective appliance; or operating an appliance with too high a voltage requirement for the circuit. The starting of an electric motor can also trip a breaker. If any circuit trips repeatedly, try the following steps.

1. Unplug all items connected to it and reset the breaker.
2. If it trips when nothing is connected to it, contact a licensed electrician.
3. If the circuit remains on, it was either overloaded or one of the items that was plugged into the circuit was defective.
4. Check all electrical cords: worn cords should be repaired or the object should be discarded.
5. To find out if the appliance in question is defective, try it in another outlet.

How To: Troubleshoot Complete Loss of Power

If you have paid all electric bills, yet have experienced a total loss of power in your home:

1. Ensure that the main breaker and all individual breakers are in the On position.
2. Find out if other homes in your neighborhood have also lost power.
3. If the outage only affects your home, call a licensed electrician.

How To: Troubleshoot Partial Loss of Power

Before calling for electrical service, do a quick check of the following items. Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

1. Ensure that the main breaker and all individual breakers are in the On position.
2. Make sure the applicable wall switch is On.
3. Confirm that the GFCI is set. (See GFCI, later in this section.)
4. Make sure the item you want to use is completely plugged in.
5. Make sure the same item works in other outlets.
6. Check that the light bulb in the lamp is good.

POWER SURGES | Power surges are the result of local conditions and can result in burned-out bulbs, appliance damage or equipment damage. Damage to your home or personal belongings as a result of a power surge is not covered under the warranty but may be covered under your homeowner’s insurance policy.

To protect higher-voltage electrical items, install surge protectors; these are available at most home improvement centers. Always follow the manufacturer’s instructions* on the package.

INDOOR WIRING | If you notice any exposed wiring or loose connections in the basement—or if you notice any loose outlets or switches anywhere else in your home—report it to a licensed electrician for repair. Any frayed or damaged wire, including extension cords, appliance cords and plugs, should also be replaced.
OUTDOOR WIRING | Periodically inspect your exterior wiring: the mast head and overhead wires leading to the street and to any out buildings, such as garages, should not be loose or frayed; exterior outlets should have proper covers. If you notice anything suspect, report it to a licensed electrician for repair.

UNDERGROUND CABLES | Before digging anywhere on your property, check the location of buried service leads by calling the local utility locating service. Maintain positive drainage around the foundation to protect electrical service connections.

Caution! Never dig on your property without first confirming service lead locations. Call your utility service provider; they will visit your lot and mark all areas where service leads are buried.

Caution! Never touch an electrical appliance or fixture if your hands are wet or if you are standing in water.

Caution! Misused or improperly installed electrical equipment can cause fires.

Always use a licensed electrician when repairing or altering electrical components.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation only of your home's electrical system for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Extended Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to normal wear and tear on cosmetic parts and pieces.)

- Blown Fuses or Tripped Circuit Breakers
- Power Surges

For warranties on particular mechanicals, see their respective sections in this manual.
HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

☑ Alterations or repairs within the warranty period must be made by the original installer of your electrical system.
☑ Never plug a refrigerator or freezer into a GFCI receptacle.
☑ Never use light bulbs with wattages higher than the fixture allows.
☑ Once a month, test all GFCI receptacles.
☑ If outlets trip repeatedly, discuss additional wiring needs with a licensed electrician.
☑ If a switch or outlet is loose, hot, or sparks, trip the breaker and call a licensed electrician.

INSTALLATIONS | If you have any electrical wiring work performed after closing—such as adding a light fixture or repairing an outlet—the work must be performed by the original company who first installed the electric in your home; otherwise, the warranty will be voided.

WALL SWITCHES | In rooms that are not equipped with ceiling lights, the wall switch will sometimes control one-half of one outlet to accommodate a lamp. Some rooms are equipped with three-way wall switches that allow you to turn a light on or off from more than one location; in this case, a wall switch is not necessarily On when the switch is up, or Off when the switch is down.

OUTLETS | Small appliances that require your attendance for operation can ordinarily be plugged into any electrical receptacle or outlet, without fear of overloading a circuit. However, large appliances, or too many small appliances on the same circuit, can cause an overload of the circuit and trip a breaker. If this happens frequently, contact a reliable electrical contractor to learn whether additional wiring is needed to meet your personal needs.

Outlets that are installed on exterior walls give off a small amount of air flow. This is normal. If you prefer, you can add outlet insulation, found at most home improvement centers.

Caution! If you have children, teach them to stay away from electrical outlets, sockets and fixtures; cover all wall outlets with specially designed childproof covers.

GFCI (GROUND-FAULT CIRCUIT-INTERRUPTERS) | GFCI receptacles have a built-in element that senses fluctuations in power. Quite simply, the GFCI is a circuit breaker. Building codes require installation of these receptacles in bathrooms, kitchens, basements, exteriors and the garage—anywhere an individual can come into contact with water while holding an electric tool.

Test your GFCI receptacles once a month. To trip the circuit, simply press the test button. To return service, press the reset button. If a GFCI breaker trips during normal use, it might indicate a faulty appliance.
Most GFCI receptacles control more than one receptacle. Excessive moisture from prolonged heavy rains or long, hot showers can cause GFCIs to trip. In addition, heavy appliances such as compressors, space heaters or refrigerators can trip the GFCI receptacles. These appliances should never be on GFCI circuits; they must have their own dedicated circuit from the main control panel.

Caution! Do not plug a refrigerator or freezer into a GFCI-controlled receptacle. The likelihood of the contents being ruined is high and the warranty does not cover such damage.

**WARRANTY INFORMATION**

**ONE-YEAR EXTENDED LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s switches and outlets for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Extended Limited Warranty* as well as the following segment(s) in the Warranty Coverage section of this manual.

- GFCI Trips Frequently
- Malfunctioning Electrical Outlets, Switches or Fixtures

**HOME INTERIOR | GAS & ELECTRIC & SYSTEMS Lighting**

**HOMEOWNER CARE INFORMATION**

Your home’s light fixtures were installed according to the locations indicated on the construction plans. Moving fixtures to accommodate specific furniture arrangements or room use is your responsibility; if you choose to do this, make sure you use the same company who installed the original components in your home or you will void the warranty.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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</thead>
<tbody>
<tr>
<td>✔ Read the <em>manufacturer’s literature</em> for your lighting fixtures and follow all directions.</td>
</tr>
<tr>
<td>✔ Alterations or repairs within the warranty period must be made by the original installer of your electrical systems.</td>
</tr>
<tr>
<td>✔ Never hang a ceiling fan from a standard lighting box.</td>
</tr>
<tr>
<td>✔ Never exceed the light bulb wattage required for each fixture.</td>
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</table>

**FLUORESCENT LIGHTING** | Because they use a transformer action to operate, fluorescent fixtures will sometimes create a buzzing sound, flicker, or take a few moments to come on. This is normal and does not indicate a need for repair or bulb replacement.

**CEILING FANS** | Change any bulbs that have burned out and periodically dust the blades of your fans. If you choose to install a ceiling fan, never hang it from a standard lighting box and follow the *manufacturer’s instructions* carefully. If installed improperly, you can damage your room’s ceiling and void the warranty.
**LIGHT BULBS** | Other than those noted during orientation, you are responsible for replacing burned-out bulbs in your home. Note the size and type of bulbs in all of your home's lighting fixtures and keep replacements on hand. When purchasing bulbs, never exceed the wattage indicated inside the fixture; any resulting damage is not covered by the warranty.

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**How To: Troubleshoot Light Failure**

If a light fails to come on, follow these steps.

1. Check the bulbs to make sure they are not loose or burned out.
2. Check the wattage to ensure the fixture can accommodate the bulb.
3. Check for a wall switch that might be turned Off.
4. Check the circuit breakers to see if they have tripped (the indicator will be red).
5. If a circuit breaker has tripped, reset it by turning it Off, then On.
6. If the light or circuit breaker still malfunctions, contact a licensed electrician.

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**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home's lighting fixtures for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- GFCI Trips Frequently
- Malfunctioning Electrical Outlets, Switches or Fixtures

**MANUFACTURER’S WARRANTY** | The manufacturers of your home's lighting and/or ceiling fan fixtures provide a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | GAS & ELECTRIC & SYSTEMS
Alarm System

HOMEOWNER CARE INFORMATION

ALARM COMPANY | If your home included an alarm system, it’s your responsibility to arrange for the final connection and activation with your alarm company after you move in. They, in turn, will demonstrate the system, instruct you in its use and provide the identification codes for your family.

Make sure you carefully follow all instructions in the manufacturer’s literature* for this system and test it according to their recommended schedules.

ALTERATIONS | Any alterations, service, adjustments or upgrades to your alarm system require that you work directly with the installer. All maintenance and warranty concerns must also be directed to the installer. Your alarm system is not covered under the warranty.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | For a period of two years from the date of closing, Dominion Homes warrants only the installation of the electrical wiring that your home’s alarm system is connected to; Dominion Homes does not warrant the alarm system itself. For further inclusions and exclusions, view the Two-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to normal wear and tear on cosmetic parts and pieces.)

• Alarm System

MANUFACTURER’S WARRANTY | The manufacturer of your home’s alarm system provides a warranty. Details can be found in the Home Care Information packet.
HOME OWNER CARE INFORMATION

Your new home is equipped with a number of high quality, hardwired, battery-backup smoke detectors; in the event the electricity is cut off, your system will still be in use. These detectors are installed in accordance with building codes, which dictate locations. By law, Dominion Homes cannot omit, remove or disable any smoke detector.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Read the manufacturer’s literature* for your smoke detectors and follow all directions.
- Alterations or repairs within the warranty period must be made by the original installer of your electrical system.
- Change the batteries in all smoke detectors twice a year.
- Clean and test your smoke detectors once a month.

ROUTINE MAINTENANCE | While these devices require little maintenance, they can protect you and your family more effectively in an emergency if you follow the basic procedures outlined in the manufacturer’s literature*. Below are a few common rules of thumb.

- Once a month, clean your smoke detectors with compressed air to prevent a false alarm or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working; the alarm should sound.
- Twice a year, replace the backup batteries, even if they haven’t lost all power. A helpful reminder is to change the batteries when you change your clocks for Daylight Savings Time in the spring and again in the fall.

CHIRPING SOUND | The smoke detector will sound off to inform you that battery replacement is necessary. Always follow the manufacturer instructions* for installing a new battery and keep extra batteries on hand.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | For a period of two years from the date of closing, Dominion Homes warrants only the installation of the electrical wiring that your home’s smoke detectors are connected to; Dominion Homes does not warrant the smoke detectors themselves. For further inclusions and exclusions, view the Two-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual. (Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to normal wear and tear on cosmetic parts and pieces.)

- Smoke Detectors

MANUFACTURER’S WARRANTY | The manufacturer of your home’s smoke detectors provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR  | GAS & ELECTRIC & SYSTEMS

Communication Wiring

HOMEOWNER CARE INFORMATION

Your home is equipped with telephone and cable jacks. Any alterations to your jacks after you've moved in must be made at your cost. Make sure you use the installer that installed your original jacks or you will void any remaining warranty.

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<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Alterations or repairs within the warranty period must be made by the original installer of your communication wiring.</td>
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</table>

PHONE SERVICE | Initiating or changing your phone and cable service, and all the associated fees, are your responsibility. In high-construction areas, such as new home developments, lines can be periodically (and temporarily) cut. If your service is interrupted, call your local phone company and cable provider to report the failure.

WARRANTY INFORMATION

ONE-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s phone jacks for a period of one year from the date of closing. For further inclusions and exclusions, view the Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.
- Communication Wiring

MANUFACTURER’S WARRANTY | The manufacturer of your home’s communication system provides a warranty. Details can be found in the Home Owner Information packet.
HOME INTERIOR | INTERIOR FINISHES
Walls & Ceilings

HOMEOWNER CARE INFORMATION

With proper care, the walls and ceilings of your home will last a long time. Slight cracking, nail pops or seams can become visible over time; this is normal. It is caused by shrinkage and deflection of building components, which in turn is caused by the natural settling of your home as well as internal and external environmental conditions.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

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**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- Never alter any load-bearing walls or structural component.
- When hanging items, make sure you set the hardware into studs or joists.

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**CLEANING WALLS** | The interior walls of your home are typically painted with a flat latex paint. Because of changes in paint formulas—such as the elimination of lead to make paints safer—painted surfaces are not meant to be scrubbed. If you need to remove a spot or stain, wash the affected area very gently using mild soap and as little water as possible. Do not use abrasive cleaners, pads or brushes. Be aware that flat paints can show washing marks; you may want to consider touch-up painting (see below) after washing.

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**How To: Keep Your Walls & Ceilings Clean**

No one likes to clean, so prevention is always best. To keep your drywall surfaces in good shape, remember the following rules of thumb.

- Replace your furnace and air conditioning filters once a month.
- Use the exhaust fans over your range and in the bathrooms.
- Dust your ceiling fans regularly.
- Keep hand and finger prints to a minimum.
- Quickly vacuum dust on furnishings as it collects.
- If you use candles, make sure the wicks are trimmed regularly.
- If you build a wood-burning fire, make sure the damper is open.

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**CLEANING CEILINGS** | The ceilings in your home are easy to maintain; periodically remove dust or cobwebs as part of your normal cleaning.

**TOUCH-UP PAINTING** | If marks, scratches or stains appear, it’s often better to touch-up paint rather than wash the area. Apply the paint only to the affected area; feather your paint at the edges with a dry brush to minimize the visibility of the touch-up.

If applicable, after painting your home's interior (prior to orientation), Dominion Homes will leave any leftover paint for you, in the event you need to make touch-ups. However, even the same can of paint will not match exactly since paints change over time. No matter how closely you match paint, touch-ups might be visible.
If additional paint is needed for touchups, it is the responsibility of the homeowner to purchase such paint and related supplies.

**DECORATING WALLS** | When hanging pictures, tapestries or decorative items on walls, make sure to locate a stud; these are the 2x4 strips of wood that support your walls. Studs are usually vertical and placed 16 to 24 inches apart. To find a stud, you can use a stud-finder, a small battery-operated device found in most home improvement centers. Once you locate a stud, nail or screw your hardware through the drywall, into the stud. This will help support your wall hangings over time without pulling or tearing out drywall.

If a stud is not available in the exact location you want to use, and if the item is not overly heavy, use a drywall anchor. Many anchor varieties are available at home improvement centers; carefully follow the *manufacturer’s instructions* on the package.

*Note: if you have an excessively heavy item, such as very large mirror, have it hung by a professional; they will understand the technicalities involved in placement and hardware choices.*

**DECORATING CEILINGS** | When installing hardware in the ceiling to hang plants, lamps or other heavy items, carefully locate a ceiling joist first; this is where hardware should be installed. The drywall used in your ceiling is not designed to support weight; it can buckle, tear or even pull out if you attempt to hang items from it; this will void your the warranty.

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**How To: Repair Drywall**

Care of drywall is your responsibility, with the exception of a onetime repair by Dominion Homes in the first year. Most repairs are easy; if possible, make all repairs at once, just prior to when you redecorate the room.

- **CRACKS:** As new homes go through a normal shrinkage process, minor cracks will appear in the drywall. When the room is ready to be redecorated, fill any cracks with spackling compound, smooth it out with fine sandpaper, then redecorate the entire surface.

- **NAIL POPS:** Shrinkage will also cause nail or screw pops; this is common and will not alter the strength of the wall. The framing studs and the wallboard shrink away from the nail or screw and leave it sticking out beyond the surface of the wallboard. To repair, simply reset the nail, cover it with two or three thin coats of spackle, then paint.

- **ABRASIONS:** Unusual abrasions can scuff or indent the surface of gypsum wall. In that event, fill the indentation with two or three applications of joint cement used for drywall taping and sand lightly between applications. When smooth and dry, paint the surface.

Spackling compounds, sandpapers, caulking and joint cement can be found at most home improvement centers; always follow the *manufacturer’s instructions* on the package.

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**WARRANTY INFORMATION**

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**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation and materials of your home’s walls and ceilings for a period of one year from the date of closing. Paint touch-ups following drywall repairs are the responsibility of the homeowner. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Bowed or Uneven Walls
- Drywall Cracks & Blemishes
- Wall Repainting
- Drywall Texture
HOMEOWNER CARE INFORMATION

The stairs and railings in your home require little maintenance beyond occasional dusting, polishing or vacuuming. Protect your railings from sharp objects and moisture. Plus, make sure to cover them on moving day so furniture does not cause dents or scratches.

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<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Protect stairs and railings from heavy or sharp impacts.</td>
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<tr>
<td>✓ Do not yank, jump over, or slide down railings.</td>
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</table>

WOOD RAILINGS  | Stained railings will show variation in the way the wood grain took the stain or how it appears next to trim and other wood elements in the home. Some designs will show seams where wood was joined together; this is normal. It is also normal for railings to have a slight give, or movement, when being used.

RAILING ABUSE  | Make sure the railings in your home are treated with care: no jumping over them, yanking on them, sliding down them, or sliding objects down them. This cannot only cause bodily injury, it can damage the surface and structure of your railings and void the warranty.

STAIR SQUEAKS  | No known method of installation prevents all vibration or squeaks in a staircase. Over time, shrinkage cracks can develop where the stairs meet the wall. If this occurs, contact a qualified painter to touch up with paint or stain.

Also see Environment Forces / Weather Conditions / Expansion & Contraction

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY  | Dominion Homes warrants the installation and materials of your home's stairs and railings for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty in the Warranty Coverage section of this manual.
HOMEOWNER CARE INFORMATION

Your selection sheets are your official record of the names, numbers and brands of paint and stain color used in your home. When possible, Dominion Homes provides samples of each paint used. Store these (with the lids tightly in place) in a location where they are not subjected to extreme temperatures.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tr>
<td>✔ Maintain stable temperatures and appropriate humidity levels.</td>
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<tr>
<td>✔ Do not slam or swing on doors; this can damage the door and trim.</td>
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</table>

WOOD SHRINKAGE | Shrinkage occurs as wood dries and your home settles; it is more likely during the winter season when the heating system is in use. Maintain stable temperatures and appropriate humidity levels year-round to help minimize shrinkage.

If repairs are necessary, it’s best to wait until after the first heating season or until you are ready to redecorate the room. Following are a few simple procedures.

- **Joint Separation:** This is caused by the wood shrinking more across the grain than the length. These gaps can be corrected with caulk and touch-up paint or wood putty.
- **Trim Pulling Away From Wall:** If this occurs, drive a nail close to, but not exactly in, the existing nail hole. Then fill the old hole with putty, and touch up with paint or stain.
- **Base Shoe Lifting Off Floor:** The base shoe, if used, is the rounded trim between base molding and the floor. You can correct any lifting base shoe by removing the old nails, re-nailing, then filling the original hole and painting or staining.

*Note: If you are uncomfortable making repairs yourself, call a qualified professional.*

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

Also see Environmental Forces / Moisture / Humidity

PAINTED TRIM | Painted trim should only be cleaned with a damp sponge; cleaning products can cause marks or affect the painted finish. If small marks, scratches or stains cannot be removed with a damp sponge, cover them with touch-up paint. Apply the paint only to the affected area. Remember, no matter how closely you match the paint, touch-ups can be visible. Here are a few tips.

1. When touching up paint, use a small brush.
2. Apply paint only to the damaged spot.
3. Lightly feather the edges with a small dry brush to minimize visibility.
**STAINED TRIM** | If your stained trim gets scratched or marked, you can touch it up with a matching stain. The area should first be lightly sanded with fine grit sandpaper. Keep in mind that color variations are common when stain is applied to wood and are not covered by the warranty. Test a small hidden area before performing the repair in full.

Following are a few products that can be used to make minor wood stain touch-ups. Most are available at home improvement centers; always follow the *manufacturer's instructions* on the package.

- Wood-finish pens; these are great for tiny touch-ups.
- Stainable wood-fillers; once dry, these fillers can be sanded or painted.
- Solvent-based fillers; some are made with actual wood material.
- Pre-tinted wood fillers; select one that matches your wood closely.
- Plastic-based fillers; great for replacing a section of wood.
- Oil-based stains; they provide a great look, but cleanup is more extensive.
- Water-based stains; simpler to use, but typically not as durable as oil-based.
- Gel-stains; a good choice for beginners as they are easy and forgiving.
- Furniture-polish; inexpensive, easy and usually blends well with wood grain.

**WARRANTY INFORMATION**

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation and materials of your home's interior trim for a period of one year from the date of closing. For further inclusions and exclusions, view the *One-Year Limited Warranty* as well as the following segment(s) in the *Warranty Coverage* section of this manual.

- Molding and Casing Gaps
- Split Interior Trim
- Window Check Rails
- Stair Cracks
- Interior Trim Repainting or Restaining
- Raised Wood Grain
HOME INTERIOR | KITCHEN & BATH
Appliances

HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✓ Read the manufacturer’s literature* for all of your appliances and follow all directions.
✓ Repairs must be made by the manufacturers of your original appliances.

MANUFACTURER’S LITERATURE | Beyond proper installation, individual appliances are covered under individual manufacturers’ warranties, not under your Dominion Home’s warranty. Therefore, it’s important to fully read the manufacturer’s literature* for each appliance in your home; that’s where you’ll find details about operation, required maintenance, cleaning, servicing and troubleshooting. Please note that you will need the model and serial numbers for service scheduled directly with manufacturers.

BEFORE OPERATING | Before you operate any appliance, be sure to read the corresponding manufacturer’s literature* carefully; it is located in your Home Care Information packet. Furthermore, complete and return any warranty registration materials that are necessary to put your Warranty Coverage in place.

INSPECTIONS AND SERVICE | Many heavy-duty appliances—such as refrigerators, air conditioners, furnaces, washing machines, dryers and dishwashers—have motors that require servicing from time to time. Consult the manufacturer’s literature* for each appliance to view their recommended procedures and comply accordingly.

How To: Troubleshoot Appliance Failure

If any appliance fails to operate correctly, check the following before you call for service.

1. Make sure the appliance is plugged in properly.
2. Make sure the circuit breaker is turned On.
3. If it’s a gas appliance, make sure the gas shut-off is open.
4. Check the manufacturer’s literature* for any other troubleshooting tips.

Caution! If you suspect a gas leak, immediately turn off the gas at the main shut-off valve and leave your home; then call the gas company. Do not use the phone in your home.

WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The manufacturers of your home’s appliances provide individual warranties. Details can be found in the Home Care Information packet.
HOMEOWNER CARE INFORMATION

Your selection sheets are your official record of the brand, style and color of your cabinets and drawers. If you selected wood or wood veneer finishes, expect differences in grain and color within the cabinet components due to natural variations in wood and the way it takes stain.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Read the manufacturer’s literature* for your particular systems and follow all directions.
- Do not expose cabinets to excessive heat or moisture.
- Do not use abrasives or cleaning solutions with strong chemicals.
- Do not wax laminate or thermofoil cabinet surfaces.
- Do not overload cabinets.

MOISTURE | It is common for the raised center panels in solid wood doors to experience a small amount of expansion and contraction; this depends on seasonal factors and humidity levels. Always maintain appropriate humidity levels in your home. Furthermore, do not allow cabinets to remain wet; this will damage the finish.

APPLIANCE PLACEMENT | Damage to cabinet surfaces and warping can result from operating appliances—such as crock pots, toasters or breadmakers—too close to the cabinet. Appliances that generate large amounts of moisture or heat should not be operated directly under cabinets. Also keep surfaces near the sink, range, dishwasher and oven dry to keep moisture levels down.

SCRATCHES OR NICKS | If your cabinet surfaces get marked over time, you can touch them up using a water-based, pigmented touch-up marker made for wood surfaces. If deeper scratches still show, you might consider using a filler pencil. Never use sandpaper or other abrasive products to even out a scratch; this will simply damage the finish.

HINGES | If hinges catch or drawer glides become sluggish, use a small amount of silicone lubricant to improve their performance. Keep cabinet doors and drawers closed when not in use to eliminate stress on the hinges.
How To: Clean Cabinets & Drawers

For your cabinets and drawers, as with all other components in your home, it’s important to follow the manufacturer’s instructions* for proper cleaning. Following are a few general tips.

• Clean your cabinets at least once a month to maintain their appearance.
• Wipe interior and exterior surfaces with a clean damp cloth; then dry.
• If a spill occurs, clean it right away; then dry the surface thoroughly.
• Remove food, soil or grease with dishwashing suds and a damp cloth; dry thoroughly.
• Do not use cleaners with bleach, ammonia or abrasives; they can damage the exterior finish.
• Waxing wood exteriors is not necessary, but if you wish to do so, check the manufacturer’s literature* first. In many cases, a high quality furniture polish or lemon oil may be used. If so, be sure to completely wipe off the excess wax to minimize build-up.
• Do not wax white laminate or thermofoil cabinet surfaces; this can damage the finish.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation only of your home’s cabinets for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Cabinet Gaps
• Cabinet & Drawer Warp
• Cabinet Alignment
• Wood Cabinet Finish Variation

MANUFACTURER’S WARRANTY | The manufacturer of your home’s cabinets and drawers provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | KITCHEN & BATH

Countertops

HOMEOWNER CARE INFORMATION

The majority of kitchen countertops are made up of the top surface, usually a high quality synthetic, and a
wood base. The bond between the two should be protected. Over time, these dissimilar materials will expand
and contract at different rates in response to changes in temperature and humidity. For this reason, it’s normal
for countertops to separate from walls or at the seam where the back splash meets the counter.

Also see Environmental Forces / Weather Conditions / Expansion & Contraction

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Read the manufacturer’s literature* for your countertops and follow all directions.
- ✓ Protect countertops from excessive moisture to maintain surface bonding.
- ✓ Do not use abrasives or cleaning solutions with strong chemicals.
- ✓ Do not cut directly on your surfaces; use a cutting board.
- ✓ Do not place hot items directly on surfaces; use trivets or hot pads.
- ✓ Protect countertops from excessive weight.
- ✓ Check caulking on countertops at least twice a year; repair as needed.

CLEANING | Most spots and glass rings will wipe clean with a damp cloth and mild soap. For more stubborn
stains, consult the manufacturer’s literature* for the best stain-removal approach. Be careful of the inks used to
mark grocery products, especially meat and produce; they are often permanent and can be extremely difficult
to remove. Newspapers can also make permanent stains.

CAULKING | The caulking between the countertop and other surfaces—such as the wall, the backsplash
and the sink—can shrink over time, leaving a slight gap. To prevent warping, maintain a good seal in these
locations to keep moisture from reaching the wood subsurface.

Check the seal at least twice a year. Cracked or dry caulking should be replaced immediately to prevent water
damage. Simply remove the old caulking, clean and dry the area, and replace it with new caulking compound;
silicone or polyurethane caulks work best in areas that get wet. Caulking compounds can be found in most
home improvement centers; always follow the manufacturer’s instructions* on the package.
How To: Maintain Countertops

With regular care, you’ll prolong the life and the beauty of your laminate and cultured marble countertops. Following are a few important things to remember.

• Keep countertops dry; water concentrated at seams, beveled edges or around sinks will, over time, blister or warp laminate countertops and the underlying wood.
• Never cut directly on your countertop surfaces; resulting scratches cannot be repaired.
• Do not place hot items, such as pans, irons or certain appliances, directly on your countertops.
• Never place a lit cigarette or curling iron directly on a countertop surface; burns are nearly impossible to remove.
• Do not use abrasive cleaners; these will damage the luster of the surface.
• Never sit or stand on countertops; excessive weight can cause warping, drawer malfunction and even cause the counter to pull away from the wall.

LAMINATED COUNTERTOPS | Although laminate countertops are generally resistant to stains, scratches, and moderate amounts of heat, they are not impervious to damage. Follow the preventative maintenance listed above. Never use abrasive cleaners on this surface as it will dull the finish over time; a mild cleaner is all that is needed.

GRANITE | Always use trivets or hot pads for hot items and use placemats under china, ceramics, silver or other objects that could scratch the surface. Blot spills before they have time to penetrate as granite can stain. Keep the surface free of lemon, vinegar or other acidic solutions as these can dull the surface.

You can clean granite with a soft white cloth and a neutral cleaner or stone soap, available in most home improvement centers, or a mild dishwashing liquid and warm water. If streaking occurs, buff the countertop with a clean white cloth towel. Never use abrasive cleaners or acidic products, strong detergents or corrosive liquids because they can dull the finish.

Periodically, you can apply a good stone polish to the surface to help prevent staining, and every one to two years, your granite should be re-sealed. Refer to the manufacturer’s literature* for cleaning, polishing and re-sealing your particular granite countertop.

CULTURED MARBLE COUNTERTOPS | Although quite durable, this simulated marble material still requires regular care. Do not drop heavy objects on the surface; chips and cracks can result. Be sure to wipe up spills as soon as possible; cosmetic stains often cannot be removed and burns are permanent on this surface.

When cleaning your cultured marble countertops, never use an abrasive solution or applicator. Follow the manufacturer’s instructions* to keep them looking their best.

CORIAN | Do not cut directly on this surface (use a cutting board) and do not expose it to direct heat (use trivets or hot pads). Also, keep it free of strong chemicals such as paint removers and oven cleaners; if contact does occur, quickly flush the surface with water.

Soapy water and ammonia-based cleaners will remove most dirt and residue from this surface; make sure to always rinse and dry. Occasionally disinfect the surface by wiping it with diluted household bleach; then rinse with water and dry. To clean stubborn residue, follow the recommendations in the manufacturer’s literature*.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation only of your home’s countertops for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Unlevel Countertops
- Countertop Seam Gaps & Delamination
- Countertop Surface Damage

MANUFACTURER’S WARRANTY | The manufacturer of your home’s countertops provides a warranty. Details can be found in the Home Care Information packet.

HOME INTERIOR | KITCHEN & BATH

Sinks

HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✔ Read the manufacturers’ literature* for your particular components; follow all directions.
- ✔ Beware of abrasive cleaners; check manufacturers’ literature* for approved cleaning methods.
- ✔ Alterations or repairs within the warranty period must be made by the original plumber of your components.
- ✔ Do not allow heavy or sharp objects to hit your fixtures.

CULTURED MARBLE | To preserve the beauty of your cultured marble, do not drop heavy objects into the sinks or scrape them with sharp objects or utensils; chips, cracks and scratches can result. Wipe up any chemical or colored-fluid spills as soon as possible; cosmetic stains often cannot be removed. Burns are also permanent on this surface, so do not rest hot objects, such as curling irons, on this surface.

When cleaning, never use an abrasive solution or applicator. Follow the manufacturer’s instructions* to keep them looking their best.

STAINLESS STEEL | Stainless steel surfaces can be dented by a sharp blow, become gouged if used as a cutting board, become pitted through prolonged contact with bleach, and become stained with prolonged contact from produce or food waste. They are also affected by local water conditions: a white film can develop if you have over-softened water or a high mineral concentration; a brown surface stain can form in hard water areas.

Clean your stainless steel sinks with soap and water once a week to preserve their luster. You can also use a stainless steel cleaner or polish; apply these products with a non-abrasive cloth or sponge and work with, not across, the grain. Never use abrasive cleaners, steel wool pads or wire brushes; these will damage the finish.
Faucets & Fixtures | See Plumbing / Faucets for full details on how to care for your particular faucets and fixtures.

Sink Clogs | Some issues can be repaired easily. Before calling a qualified professional for service at your expense, try the following.

1. Try a plunger first. Simply plug any overflow outlets with a piece of cloth, place the rubber cap of the plunger over the drain opening (the water should be well up over the cup edge) and work the plunger up and down rhythmically, 10 to 20 times in succession, to build pressure in the pipe. If you’re working in a double sink, remember to close the other drain.

2. Try a plumber’s snake. This can be rented or purchased at most home improvement centers; read the use instructions on the package carefully. One handy tip: be sure to turn the handle of the snake in the same direction when removing it as you did in inserting it; this usually keeps any matter attached to the snake from coming loose.

3. Check the manufacturer’s literature* for troubleshooting tips; many times they will have simple repairs outlined and diagramed, saving you the cost of a service call.

Warranty Information

One-Year Limited Warranty | Dominion Homes warrants the installation only of your home’s sinks for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Plumbing Leaks

Manufacturer’s Warranty | The manufacturers of your home’s sinks provide warranties. Details can be found in the Home Care Information packet.
## HOMEOWNER CARE INFORMATION

### HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- ✓ Read the manufacturer’s literature* for your particular disposal and follow all directions.
- ✓ Alterations or repairs within the warranty period must be made by the original plumber of your disposal.
- ✓ Do not run fibrous or hard materials through the garbage disposal.
- ✓ Do not put grease or oily products in your garbage disposal.
- ✓ Never put food into an inactivated disposal; run the water and disposal first.

### GENERAL USE

When using your disposal, keep the following information in mind.

- Turn on the water, start the disposal, and then deposit your food.
- Never deposit food into an inactivated disposal; this can damage the system.
- Do not put grease down your disposal; it can clog the moving parts.
- Do not put bones or hard materials into your disposal; they can damage the blades.
- Do not put fibrous materials in the disposal, such as banana peels, celery or cornhusks; the fibers can become caught around the blades.
- Send a tray of ice cubes through your disposal once a month; this has a cleaning effect on the blades and exit areas of the disposal.
- To keep the disposal smelling fresh, send through orange or lemon peels.

Caution! Never put your hands down into the disposal to attempt to dislodge anything.

Caution! If a foreign object, such as silverware, gets jammed in your disposal, turn off the disposal right away and consult your manufacturer’s literature* before attempting to free the object. If you decide to dislodge the object yourself, cut the power at the breaker before beginning.

### AUTOMATIC SHUT-OFF

Disposals are equipped with an automatic shut-off that triggers when the disposal is overloaded with a substance it cannot handle. When this happens, turn the disposal wall switch Off, remove the substance from the disposal, wait a few minutes, then press the Reset button, which is located on the underside of the disposal unit. To restart the disposal, turn the switch back On. If after following these steps, you still are not able to restart the disposal refer to the manufacturer’s literature*.

### WARRANTY INFORMATION

**TWO-YEAR EXTENDED LIMITED WARRANTY**

Dominion Homes warrants the installation of your home’s garbage disposal for a period of two years from the date of closing. For further detail, view the Two-Year Extended Limited Warranty in the Warranty Coverage section of this manual. *(Dominion Homes’ Two-Year Extended Limited Warranty does not include damage due to clogs or normal wear and tear on cosmetic parts and pieces.)*

**MANUFACTURER’S WARRANTY**

The manufacturer of your home’s garbage disposal provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | KITCHEN & BATH
Toilets

HOMEOWNER CARE INFORMATION

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<thead>
<tr>
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<tr>
<td>✔ Read the manufacturer’s literature* for your particular components; follow all directions.</td>
</tr>
<tr>
<td>✔ Alterations or repairs within the warranty period must be made by the original plumber of your components.</td>
</tr>
<tr>
<td>✔ Do not allow heavy or sharp objects to hit your fixtures.</td>
</tr>
<tr>
<td>✔ Do not flush foreign objects down the toilet.</td>
</tr>
<tr>
<td>✔ Beware of abrasive cleaners; check manufacturer’s literature* for approved cleaning methods.</td>
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</table>

LOW FLUSH TOILETS | A water-saving regulation went into effect in 1993 to prohibit the manufacture of toilets that use more than 1.6 gallons of water per flush; this was based on government studies regarding the balance of comfort, convenience and efficient use of our natural resources. Therefore, flushing twice is occasionally necessary to completely empty the toilet bowl. Even though you flush twice on occasion, rest assured that overall you are saving water.

RUNNING TOILET | To stop running water, check the shut-off float in the tank; it has probably lifted too high in the tank, preventing the valve from shutting off completely. If this is the case, gently adjust or bend the float rod down until it stops the water at the correct level. The float should be free and not rub the side of the tank or any other parts.

Also check the chain on the flush handle; if it’s too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.

TANK CARE | Do not expose your toilet to blows from sharp or heavy objects; this can cause chipping or cracking. Furthermore, do not put abnormal pressure against the sides of the tank; it’s possible to crack the tank at the points where it is attached to the bowl.

TOILET & SEWER PROTECTION | To maintain an effective toilet and sanitary sewer system, do not flush hair, grease, lint, diapers, sanitary supplies, rubbish, facial tissues or other inappropriate materials. In the event that a foreign object does get caught in the toilet or the sewer line, contact the original installer of your toilets and sinks for repair service; using a company other than the one who installed your systems will void any remaining warranty.
How To: Troubleshoot Toilet Problems

TOILET BACK-UPS

1. Shut off the water supply to the toilet involved.
2. Use a plunger or a snake to clear the blockage.
3. If this fails, and you’ve been in your home less than 30 days, contact Dominion Homes; if over 30 days, contact the original plumber of your toilets for repair service.
4. If only one toilet is affected, repairs will be made during normal business hours.

TOILET LEAKS | Some issues can be repaired easily. If water is leaking, turn off the water supply and use another facility until the problem has been corrected.

1. Check the tank for condensation on the outside; this can drip, appearing to be a leak.
2. Check for water running from beneath the toilet; a plumber may need to replace the wax ring.
3. Check the manufacturer’s literature* for troubleshooting tips; many times they will have simple repairs outlined and diagramed, saving you the cost of a service call.

VITREOUS CHINA | Vitreous china is a durable, non-porous product with a hard, glossy finish. Like any surface, it is still susceptible to damage from staining that can be difficult if not impossible to remove. Do not scrape or bang metal utensils in your toilet; this can scratch the surface. Do not impact with heavy objects; this can chip the surface. If paint or other strong chemicals get splattered on the surface, wipe them up immediately.

Before cleaning the outer surfaces of your toilet, check the manufacturer’s literature* for exact recommendations on products and methods. In many cases, you can use a mild soap and warm water, then wipe it dry with a clean, soft cloth. Some manufacturers allow you to use soft abrasive cleaners when necessary. Never use strong abrasive cleaners, as they will scratch and dull the surface.

Make sure toilet bowl cleaners are used on the inside of the toilet bowl only. Do not use in-tank cleaners as they can damage the flush valve or other working parts. Make sure to wipe any splashes of cleaner solutions from plastic or plated fixtures immediately.

Caution! Toilet cleaners should never be mixed, or used in conjunction with, bleach or other cleaning products.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s toilets for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

• Plumbing Leaks
• Toilet Tank Condensation

MANUFACTURER’S WARRANTY | The manufacturers of your home’s toilets provide warranties. Details can be found in the Home Care Information packet.
HOME INTERIOR | KITCHEN & BATH

Showers & Tubs

HOMEOWNER CARE INFORMATION

Shower doors and tub enclosures require minimal care. To prolong the life and beauty of your bathroom components, follow the manufacturer's literature regarding your specific models and surfaces. Always maintain the ventilation in your bathrooms by running the exhaust fan when bathing or showering; this will help prevent mildew on your surfaces.

**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- ✔ Read the manufacturer's literature for your showers and tubs and follow all directions.
- ✔ Alterations or repairs within the warranty period must be made by the original installer of your components.
- ✔ Do not hang wet towels on shower doors; it can ultimately cause leaks.
- ✔ Do not use abrasive cleaners or products; this can damage the surface.
- ✔ Keep surfaces free of strong chemicals.

**SHOWER DOORS** | Open and close shower doors slowly; never force them. Do not hang wet towels or other items on corners of shower doors; the weight can pull the door out of alignment and cause it to leak; this will void the warranty.

In general, dishwashing detergents and commercial glass cleaners are good choices for cleaning glass enclosures. Always follow the manufacturer's instructions for cleaning your particular shower or tub; they test their products rigorously and will know which cleaning agents work best. Below are a few basic tips.

- • Keep mineral residue and soap film to a minimum by using a squeegee after each use; you can also apply a coat of wax to further prevent build-up of these materials.
- • Never use steel wool or scouring pads on the metal portion of these enclosures; it will remove the protective finish applied by the manufacturer and cause scratches.
- • Do not step in a bathtub or shower stall with shoes on for any reason; shoe soles carry hundreds of gritty particles that will scratch the surface.
- • When using any cleaning product on your showers and tubs, review the manufacturers' instructions for your other components as well—sinks, faucets, drains, toilets, mirrors, etc.—to minimize damage to these surfaces. Some products meant for one surface can harm another, so cleaner splashes should be wiped up immediately.

**WEEP HOLES** | Some shower door tracks, tubs or shower walls have weep holes; these allow water flowing down to flow back into the shower/tub area. Never caulk these holes. Check weep holes regularly to make sure they remain unobstructed and free of debris.

**WHIRLPOOL BATHTUBS** | If your home includes a whirlpool bathtub, carefully follow the manufacturer's instructions for its use and care. In many cases, wipe the surfaces dry with a soft cloth or squeegee after each use. When cleaning, use only mild detergents, such as dishwashing soap; do not use abrasive cleaners or disinfectants. Be sure to never use abrasive sponge pads, steel wool or wire brushes; these will damage the surface.
It’s important to flush your whirlpool system periodically. Read the manufacturer’s literature* on the frequency and procedures carefully; they’ll walk you through jet adjustments, water levels, cleaners, running time, automatic shut-offs and additional surface care.

### How To: Troubleshoot Leaks & Clogs

**LEAKS** | If you notice a leak, do the following before calling for repair.
1. Immediately shut off the water valve at the source of the leak.
2. Protect your floors and personal belongings from any water flow.
3. Check the caulking and grout for deterioration and repair if necessary; this is an on-going homeowner’s responsibility.
4. Confirm that the shower door or tub enclosure is properly closed.
5. Check the manufacturer’s literature* for troubleshooting tips; many times they will have simple repair processes outlined and diagramed, saving you the cost of a service call.

**CLOGS** | If the drainpipe in your tub gets clogged, there are a few simple things you can try before calling for repair service at your expense.
1. Try using a plunger.  
   See the details in *Home Interior / Kitchen & Bath / Sinks / Sink Clogs*
2. Try a plumber’s snake. 
   See the details in *Home Interior / Kitchen & Bath / Sinks / Sink Clogs*
3. Check the manufacturer’s literature* for troubleshooting tips; many times they will have simple repair processes outlined and diagramed, saving you the cost of a service call.

### EXHAUST FANS
To prevent mold and mildew, always use the bathroom exhaust fan to minimize water vapor during baths and showers. Your home may include a continuously running exhaust fan system. This is not a defect, but rather works in conjunction with certain insulation packages. Where exhaust fans are absent, open the window one to two inches if possible. Also remember to wipe residual water from shower walls and bath tiles after every use, and clean the bathing spaces regularly with disinfectants and mildew removers.

Also See *Environmental Forces / Moisture / Mold & Mildew*

### LAUNDRY TUB
If you have a laundry room tub, its faucet does not have an aerator; this is normal and allows the laundry tub faucet to accept a hose connection.

Also see *Home Interiors / Kitchen & Bath / Sinks*

### FAUCETS & FIXTURES
Also see *Home Interior / Plumbing / Faucets* for full details on how to care for your particular faucets and fixtures.

### WARRANTY INFORMATION

**ONE-YEAR LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s showers and bathtubs for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Plumbing Leaks

**MANUFACTURER’S WARRANTY** | The manufacturer of your home’s showers and bathtubs provides a warranty. Details can be found in the Home Care Information packet.
HOME OWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Inspect caulking and grout throughout your home twice a year; make repairs as needed.
- Do not caulk weep holes; these are needed for proper water drainage.
- Carefully follow manufacturer's instructions* for all products used.

CAULKING | Over seasonal conditions time will shrink and dry caulking, eventually allowing the seal to deteriorate. Check all caulking around bathtubs and sinks at least twice a year; re-caulking is an on-going responsibility of the homeowner. Replace cracked or dry caulking immediately to prevent water from causing damage. Make sure not to caulk weep holes. To re-caulk, simply remove the old caulking; clean and dry the area; and replace it with new caulking compound.

A wide variety of caulking compounds and dispenser guns are available at most home improvement centers. It’s imperative to choose the right one and follow the manufacturer's instructions* on the package.

- Silicone caulking works best where water is present, such as tubs and sink areas; however, it will not accept paint.
- Colored caulking is available where larger selections are provided. As with any colored material, dye lots will vary.
- Latex caulking is suitable for an area that requires painting, such as along the stair stringer or where wood trim meets the wall.

GROUT | Check the grout between tiles at least twice a year. Immediately replace grout that is cracked or missing; simply chip out the grout that is affected, clean and dry the area and replace it with new grout. Once a year, re-seal your grout; this will help protect it from staining and moisture penetration.

As with caulking, a wide variety of grout can be found in most home improvement centers. Read the package carefully to ensure you’ve chosen the appropriate kind of grout and follow the manufacturer’s instructions* for application on the package. Note that grout dye lots vary and will not match exactly.

SCHEDULE REPAIRS | If you’re uncomfortable making the necessary caulking or grouting repairs yourself, call a qualified repairman. You may want to be proactive and set up a repeating schedule with a qualified repairman to inspect all the caulking and grouting areas in your home at least twice a year—both interior and exterior—and make all necessary repairs at the same time.

WARRANTY INFORMATION

90-DAY LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s grout for a period of 90 days from the date of closing. Interior caulking is not covered under the warranty and is considered to be ongoing homeowner maintenance. For further inclusions and exclusions, view the following segment in the Warranty Coverage section of this manual.

- Grout Cracks
HOME INTERIOR | PLUMBING

HOMEOWNER CARE INFORMATION

Your plumbing system has a variety of parts, most requiring little maintenance; proper cleaning, occasional attention and preventative care will assure years of good service. If any problems do arise, tend to them promptly to prevent a larger, more costly problem.

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<tr>
<td>✓ Alterations or repairs during the warranty period must be made by the original plumber.</td>
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<tr>
<td>✓ Drain supply lines if you’re away from home for an extended period of time.</td>
</tr>
<tr>
<td>✓ Disconnect hoses from exterior spigots when not in use.</td>
</tr>
<tr>
<td>✓ Never isolate plumbing lines from their heating source.</td>
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LEAKS | If any water-using appliance appears to be leaking, check the drain before calling a repairman; a partially blocked drain can cause overflowing and is not covered under the warranty. If a major plumbing leak occurs, the first step is to turn the water supply off. Then contact the original plumber; you'll find these names in the Home Care Information packet or your contractor directory. Also see Home Interior / Plumbing / Pipes
Also see Home Interior / Plumbing / Faucets
Also see Home Interior / Plumbing / Drains

CLOGS | If you use chemical agents to clear plumbing clogs, always follow the manufacturer's instructions* on the package to avoid personal injury or damage to the fixtures. Following are some of the more common clogging situations.

- Toilet clogs can be caused by abuse: you should never flush things like disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss or large objects. Also see Home Interior / Kitchen & Bath / Toilets to find out how to prevent and fix problems.
- Sink drain stoppers will occasionally get clogged with hair and debris. Also see Home Interior / Kitchen & Bath / Sinks to find out how to prevent and fix problems.
- Garbage disposals can also get clogged with inappropriate or excessive amounts of refuse. Also see Home Interior / Kitchen & Bath / Garbage Disposal to find out how to prevent and fix problems.

SHUT-OFF VALVES | The entire water supply to your home can be shut off in two locations. The first is at the street. The second is your main shut-off valve, which is located near your meter; use this shut-off for major water emergencies (such as a water line break) or when you install a sprinkler system or build an addition to your home.
Sinks, toilets and other water-supply components have their own shut-off valves. If you discover a leak in a particular component, shut off the valve at that component's location. Make sure all members of your household are familiar with the location of the various water shut-off valves.

• Main shut-off valve is located near your meter, where water enters your home.
• Toilet shut-off valves (cold only) are located at the back of each toilet.
• Sink shut-off valves (hot and cold) are located under each sink.
• Exterior spigot valves (cold only) are located in the basement trusses.
• Water heater valves (hot and cold) are located above the water heater feed line in the basement.
• Dishwasher valves (hot and cold) are located under the kitchen sink.

**LOW PRESSURE** | The municipal water department controls the overall water pressure. Make sure to clean debris from aerators on faucets every 3 to 4 months; this helps maximize water flow.

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**How To: Troubleshoot No Water Flow**

Before calling for service, check the following troubleshooting tips.

• Make sure the main shut-off on the meter inside your home is open.
• Make sure the main shut-off at the street is open.
• Make sure the individual shut-off for each water-using component is open.
• Make sure you’ve paid your water bills; your account must be current.

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**BASEMENT CONSTRUCTION** | If any construction is performed in your basement, make sure that the plumbing lines in these areas are not isolated from the heating source; damage resulting from plumbing lines that are isolated from the heating source are not covered under the warranty.

**EXTENDED ABSENCE** | If you plan to be away from home for an extended period of time, drain your water supply lines. To do this, simply shut off the main supply line and open the faucets to relieve pressure in the lines. You should also shut off the water heater. To do this, turn off the cold water supply valve on top, and the gas control at the bottom. Then drain the tank by running a hose from the spigot on the bottom to the basement floor drain. If you leave the tank full, keep the pilot on and set the temperature to its lowest, or “Vacation”, setting. Check the manufacturer's literature* for additional instructions.

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**WARRANTY INFORMATION**

**TWO-YEAR EXTENDED LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s plumbing system for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Extended Limited Warranty and the following segment in the Warranty Coverage section of this manual.

• Water Supply
HOME INTERIOR | PLUMBING

Faucets

HOMEOWNER CARE INFORMATION
The moving parts in your home’s faucets make them susceptible to wear. Treat faucets with as much care as possible. Do not twist them hard; close them just enough to stop the flow of water to help avoid unnecessary repairs.

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</tr>
<tr>
<td>✔ Any repairs within the warranty period must be made by your home’s original plumber.</td>
</tr>
<tr>
<td>✔ Do not clean your fixtures with glass cleaners or abrasive agents.</td>
</tr>
<tr>
<td>✔ Do not allow clog-clearing solutions to splash onto your fixtures.</td>
</tr>
<tr>
<td>✔ Clean aerators every three months.</td>
</tr>
<tr>
<td>✔ Do not remove any water-saving flow restrictors.</td>
</tr>
<tr>
<td>✔ Remove hoses from exterior spigots during cold weather.</td>
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</table>

CLEANING | Your faucets more than likely have a solid brass or zinc die-cast metal base, and are then finished with polished chrome, brushed textures or solid colors. Make sure you do not get glass cleaners or clog-clearing agents on your fixtures; some formulas will deteriorate the finish.

Always check the manufacturer’s literature* for exact cleaning procedures and recommended products. In many cases, you can simply clean your fixtures with a damp sponge and mild soapy water, then buff dry with a soft dry cloth. Allowing water to evaporate on metal will form water deposits. Do not use steel wool, scrapers, scouring pads, abrasive cleaners or agents that contain ammonia, bleach, acid or chemicals; these substances will damage the finish.

AERATORS | Aerators have several functions: they add air to the water as its leaves the faucet to reduce splashing; they strain minerals and debris from water with the small screen; and they conserve water resources. Even though your plumbing lines have been flushed to remove dirt and foreign matter, small amounts of minerals will enter the line over time. Minerals caught in these aerators can cause the faucets to drip because washers wear more rapidly when they come in contact with foreign matter. Inspect and clean your aerators every three months.

1. Unscrew the aerator from the mouth of the faucet.
2. Remove all deposits and debris.
3. Remove and rinse the washer and screens.
4. Replace the washers and screens in their original order.
5. Screw the unit back on to the faucet mouth.
DRIPS & LEAKS | If the aerator or washer is not the cause of a drip, call a qualified repairman.

The showerhead is repaired in the same way. Replace the washer with another of the same type and size. To minimize the frequency of this repair, do not turn faucets off with excessive force. Note that some manufacturers do not use rubber washers.

WASHERLESS FIXTURE | Washers also need to be changed regularly; consult the manufacturer's literature* for the frequency recommended for your particular faucets. In some cases, faucets with a single hot/cold water control use a cartridge rather than a washer. Before changing them, turn the water off at the nearest shut-off valve. Washers and cartridges can be found at most home improvement centers.

WATER-SAVING FIXTURES | Government regulations require the installation of approved fixtures that help conserve water. Flow restrictors are manufactured into most faucets and all showerheads and cannot be removed. We apologize for any inconvenience this may cause.

EXTERIOR FAUCETS | When used properly, outside spigots are freeze-proof. Always remove hoses during cold weather—even if the spigot is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Repair of a broken line that feeds an exterior faucet is your maintenance responsibility.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s faucets for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Faucets
- Plumbing Leaks

MANUFACTURER’S WARRANTY | The manufacturer of your home’s faucets provides a warranty. Details can be found in the Home Care Information packet.
HOMEOWNER CARE INFORMATION

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Alterations or repairs within the warranty period must be made by the original plumber.
- Run water down infrequently used drains once a month.
- Never pour grease down a drain.
- Do not use plungers on a drain after chemicals have been added.

DRAIN TRAPS | Each plumbing fixture in your home is equipped with a J-or U-shaped piece of pipe called a drain trap. These provide a water barrier in the pipes that help prevent airborne bacteria or sewer gas from coming back through the pipes and entering your home.

As long as you use all plumbing fixtures, this water barrier will remain intact. However, infrequently used fixtures cannot maintain a sufficient water barrier due to evaporation; therefore, run a quart of water down all unused drains once a month.

DRAIN CLOGS | Because of their irregular shape, drain traps are the location of most clogging problems. Following are a few things to remember.

- Never pour grease down a drain; this is a common cause of clogs.
- Do not use plungers on a drain after chemicals have been added; the water can splash and cause personal injury or damage to nearby surfaces.
- If the clog is beyond the trap, you may be able to access it with a snake at the clean-out plug nearest the clog; these plugs are located on drain lines throughout your home.

Also see Home Interior / Kitchen & Bath / Sinks

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your home's drains for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Extended Limited Warranty as well as the following segment in the Warranty Coverage section of this manual.

- Drainage Problems
HOMEOWNER CARE INFORMATION

**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- ✓ Alterations or repairs within the warranty period must be made by the original installer of your plumbing.
- ✓ Protect your pipes from freezing: comply with the list in this section.

**NOISY PIPES** | Pipes can and will make noise at times. You’ll occasionally hear water running through the drainpipes between your walls. Expansion and contraction of the water supply lines will make a clicking noise. Both conditions are normal; neither need repair.

**How To: Protect Pipes From Freezing**

During periods of extreme cold weather, or if you are away from your home during the winter months, take the following precautions to prevent pipes from freezing.

- Never leave your home unheated during cold weather.
- Set the heat at a minimum of 65°F if you will be gone more than a day.
- Leave all internal doors open to allow for proper air balance.
- Make sure the ventilation louvers in the crawlspace (if applicable) are closed.
- Open cabinets to maintain adequate airflow underneath counters.
- Run a small trickle of water through pipes to avoid freezing.
- Keep garage doors closed to protect pipes in this area.
- Never alter or remove insulation in the attic or crawlspace.
- Unhook all exterior hoses from exterior spigots during cold weather.

**If a pipe should freeze:**

- Call the original installer of your plumbing immediately for repair service.
- Restore heat to the affected area of your home.
- Slowly thaw pipe with a hairdryer, beginning at the frozen point nearest the faucet.
- Open all faucets connected to the lines so that any steam can escape.

*Caution! Do not use a flame of any type to thaw the pipes; applying too much heat to the pipe increases the likelihood that the pipe will burst.*

**WARRANTY INFORMATION**

**TWO-YEAR EXTENDED LIMITED WARRANTY** | Dominion Homes warrants the installation of your home’s pipes for a period of two years from the date of closing. For further inclusions and exclusions, view the *Two-Year Extended Limited Warranty* and the following segment(s) in the *Warranty Coverage* section of this manual.

- Frozen Water Pipes
- Plumbing Noise
HOME OWNER CARE INFORMATION

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Read the manufacturer’s literature* for your specific water heater and follow all directions.</td>
</tr>
<tr>
<td>✔ Any repairs within the warranty period must be made by the original installer of your water heater.</td>
</tr>
<tr>
<td>✔ Once a year, drain your water heater to remove mineral deposits.</td>
</tr>
<tr>
<td>✔ Turn water temperature down prior to leaving for prolonged periods.</td>
</tr>
<tr>
<td>✔ Never store items on the top of your water heater; this is a fire hazard.</td>
</tr>
</tbody>
</table>

TEMPERATURE | The recommended thermostat setting for everyday use is 120°-140°F, sometimes marked as “Normal” on your water heater. A higher setting not only increases the danger of scalding, it also wastes energy and money. You’ll find that a lower temperature will result in substantial savings on your utility bills and extend the life of the hot water heater.

If you leave home for a week or longer, set the temperature lower; many manufacturers have a “Vacation” mode, but if yours does not have it marked this way, consult the manufacturer’s literature* for their recommended temperature setting. If your water heater is gas, leave the pilot light lit.

Note that hot water will take longer to arrive at sinks, tubs and showers that are farther from the water heater; this is normal.

THREE-MONTH CHECK | Every three months, check the temperature and pressure-relief valve on your water heater to ensure that the lever works properly. Should the thermostat malfunction, the temperature and pressure-relief valve will prevent a dangerous increase in water temperature and pressure. The first time you do this, consult the manufacturer’s literature* for the proper procedure for this check; follow their instructions carefully.

Also, inspect the area around your water heater to ensure it is clear of household items.

Caution! Never use the top of a heater as a storage shelf; this is a fire hazard.

MINERAL DEPOSITS | Once a year, drain water from the bottom of your water heater. This reduces the build-up of chemical deposits from water and prolongs the life of the tank; it also saves energy and money. To learn how to do this, consult the manufacturer’s literature* for your particular water heater for the procedure.

CONDENSATION | Condensation inside your new water heater can drip onto the burner flame; this is normal and causes no harm. In most cases, the condensation will disappear quickly.

ELECTRIC WATER HEATER:
ELEMENT CLEANING OR REPLACEMENT | The heating elements in an electric water heater will require cleaning, and over time, replacement. The frequency of cleaning and replacement is determined in part by the quality of your local water and in part by your particular water heater model. Consult the manufacturer’s literature* for a detailed procedure on how to perform this maintenance.
NO HOT WATER | Should you have no hot water, check the following before calling for service; even if these do not identify a solution, the information you gather will be useful to the service provider you call.

- Make sure the circuit breaker on your main electric panel is On.
- Make sure the temperature is not set on “Vacation” or at a lower level.
- Make sure that the water supply valve is open.
- Consult the manufacturer’s literature* for any other troubleshooting procedures.

GAS WATER HEATER:
PILOT LIGHT | Gas water heaters can collect small quantities of dirty water and scale in the main gas lines; this can cause the pilot light to go out. Depending on which water heater you have, the procedure to light the pilot light will change; consult the manufacturer’s literature* for instructions on how to light the pilot light on your particular model.

Make sure the area around your gas water heater is free of dust and debris to prevent any interference with proper flame combustion; vacuum as needed.

NO HOT WATER (GAS) | Should you have no hot water, check the following before calling for service; even if these do not identify a solution, the information you gather will be useful to the service provider you call.

- Make sure that the pilot is lit.
- Make sure the temperature is not set on “Vacation” or at a lower level.
- Make sure that the water supply valve is open.
- Consult the manufacturer’s literature* for any other troubleshooting procedures.

Caution! If you suspect a gas leak, immediately turn off the gas at the main shutoff valve and leave your home; then call the gas company. Do not use the phone in your home.

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s water heater for a period of two years from the date of closing. For further detail, view the Two-Year Extended Limited Warranty in the Warranty Coverage section of this manual.

MANUFACTURER’S WARRANTY | The manufacturer of your home’s water heater provides a warranty. Details can be found in the Home Care Information packet.
HOME INTERIOR | PLUMBING

Sump Pump

HOMEOWNER CARE INFORMATION

If conditions on your lot called for it, the foundation includes a perimeter drain and sump pump. The perimeter drain runs around your home's foundation, gathers ground water, and channels it to the sump pit, or crock. The sump pump, located in a basement corner or in the crawlspace, accumulates this water. When the water in the pit reaches a certain level, the pump comes on and pumps the water away from your home.

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<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Read the manufacturer's literature* for your particular system and follow all directions.</td>
</tr>
<tr>
<td>✓ Any repairs within the warranty period must be made by the original plumber.</td>
</tr>
<tr>
<td>✓ Perform the annual check outlined below.</td>
</tr>
<tr>
<td>✓ Remove the freeze plug every winter; replace it every spring.</td>
</tr>
<tr>
<td>✓ Maintain proper water drainage away from your foundation.</td>
</tr>
</tbody>
</table>

OPERATION | During a heavy storm or long periods of rain, the pump will run often, even continuously; this is normal. Know where the discharge is for your sump pump system and keep the end of the drain clear of debris so that water can flow out easily.

ANNUAL CHECK | Once a year, check the following. If any repair is necessary, consult the manufacturer's literature* for procedures or contact the original installer for service.

- Make sure the pump is plugged in.
- Make sure the circuit breaker is On.
- Make sure the pit is clear of any debris.
- Make sure the check valve clamps are tight and have not loosened over time.
- Pour 5 gallons of water into the pit; the system should activate and pump the water out.

FREEZE PLUG | The freeze plug is located outside the home on the discharge line of your sump pump. In the winter months, remove this plug and allow the water to pour onto the ground; otherwise, the outside line can freeze and cause your sump pump to overheat; this will void your warranty. Remember to replace the freeze plug in the spring to allow water to run to the street; otherwise, you can cause excessive moisture to come into your basement.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Environmental Forces / Moisture

WATER DRAINAGE | Ensure that roof water drains away from the home quickly to keep it from circulating through your sump pump. Keep downspout extensions and splash blocks in place and unobstructed to channel water away from your home.
Furthermore, do not plant trees or shrubs with aggressive root growth patterns near your home’s foundation. Over time, the roots can grow into the perimeter drain and clog the system; this will void the warranty.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
Also see Property / Yard / Landscaping

WARRANTY INFORMATION

TWO-YEAR EXTENDED LIMITED WARRANTY | Dominion Homes warrants the installation of your home’s sump pump for a period of two years from the date of closing. For further inclusions and exclusions, view the Two-Year Extended Limited Warranty in and the following segment in the Warranty Coverage section of this manual.

• Plumbing Noise

MANUFACTURER’S WARRANTY | The manufacturer of your home’s sump pump provides a warranty. Details can be found in the Home Care Information packet.
PROPERTY
**PROPERTY | PASSAGEWAYS**

**HOMEOWNER CARE INFORMATION**

At closing, you’ll receive a copy of a survey that shows your lot as well as the location of your home on the lot. This mortgage survey was conducted prior to your home’s construction to establish property boundaries and corners. During construction, the markers may be covered up by grading, excavation, installation of utility lines and other typical construction activities.

**PROFESSIONAL SURVEYS** | Before installing outdoor elements—such as trees, shrubs, gardens, play equipment, storage sheds or fences—contact a professional surveyor to clearly identify boundary markers and easements. This simple precaution ensures that you do not encroach on the property of others.

*Caution! Obtaining a survey is essential and your responsibility; do not rely on the survey provided at closing.*

**SWALES & SOD** | The low areas created to collect water and lead it away from the foundation are known as swales and may extend beyond your property line. Sod is also likely to extend beyond your property line. Swales and sod do not establish your home’s property line and should never be used to define your lot’s boundaries.

**DEED RESTRICTIONS** | Always check your deed restrictions, provided at closing, to ensure any items you wish to install are permitted in your subdivision. If, after checking your document, you still have questions, contact your Homeowners’ Association directly.
HOMEOWNER CARE INFORMATION

Easements are shared areas where things like sidewalks and utility supply lines can pass through your property; they permit service to your lot and adjacent lots, now and in the future. For instance, your lot will include drainage easements to allow the runoff from adjacent lots to pass across your property; likewise, water from your property may run across a neighboring lot. Easements are recorded and are permanent.

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<tbody>
<tr>
<td>✓ Obtain a survey before performing work on an easement.</td>
</tr>
<tr>
<td>✓ Do not interfere with utility company installations.</td>
</tr>
<tr>
<td>✓ Call your utility companies before digging on your property.</td>
</tr>
</tbody>
</table>

UTILITY INSTALLATIONS | Utility companies, the United States Postal Service and other companies have the right to install equipment—such as streetlights, mailboxes and junction boxes—in easements. Neither Dominion Homes, nor you as the homeowner, have the authority to prevent, interfere with, or alter these installations.

Plans for the location of such items are subject to change by the various entities involved. Because they have no obligation to keep Dominion Homes informed of such changes, we are unable to predict specific sites that will include such equipment.

UTILITY RIGHTS | Utilities and other companies have the right to access lines, pipes, or other elements they need to work on. These companies further have the right to disturb or remove any elements you install that cross or obstruct easements.

CALL BEFORE DIGGING | In some cases, utility services are provided through underground equipment and any digging could disturb or destroy these fixtures. Always contact your utility company before you plant trees, create flowerbeds, install fencing or disturb the ground in some way.

In most cases, the utility company will stake or mark the location of their underground equipment at no charge, so you can proceed without worry.

Caution! Always call before you dig. Lines or pipes that you disturb can cause serious injury and require major repairs—both are your responsibility.
HOMEOWNER CARE INFORMATION

If your driveway is made of asphalt, a flexible, specialized surface; like any other surface in your home, it requires protection. Over time, the effects of weather and earth movement will cause minor settling and cracking of asphalt; this is normal and does not constitute improper installation or defective material.

RECENT INSTALLATION | If your driveway was recently installed, do not use it for at least one week; keep people, bicycles, lawn mowers and other traffic off of it.

NON-RESIDENTIAL TRAFFIC | Prohibit commercial or extremely heavy vehicles, such as moving vans or other large delivery trucks, from pulling onto your driveway. We design and install asphalt drives for conventional residential vehicles, such as family cars, vans, and light trucks.

SEAL COATING | Environmental conditions will cause your driveway to fade and crack over time; this is normal and is the reason you must seal your driveway every year. Seal coating will protect the surface of the drive, fill crevices, help keep water from penetrating and deteriorating the asphalt, and maintain the good looks of your driveway.

When you seal coat your driveway, first fill or patch larger cracks with a sand and sealer mixture; the sealer itself will fill hairline cracks.

Although many homeowners have a professional seal their driveways, you may do this yourself. Products are available in most home improvement centers; always follow the manufacturer’s instructions carefully.

CHEMICALS | Wash spills such as gasoline, oil, turpentine or petroleum products with soap and water immediately; then rinse thoroughly with plain water. Asphalt is a petroleum product and these chemicals can dissolve or damage the surface.

Do not apply salt to asphalt; it will deteriorate the surface. To gain traction on ice, use sand instead. Remember to provide a mat at the front door so sand will not be tracked into your home.

HOT WEATHER | Avoid any concentrated or prolonged loads on your asphalt, particularly in hot weather. High-heeled shoes, motorcycle or bicycle kickstands, trailers and even cars left in the same spot for long periods can create depressions or punctures in your asphalt.

SHARP OBJECTS | Never park bicycles or set outdoor furniture on asphalt; the sharp ends of kickstands or chair legs can poke holes in the surface. This is especially true in hot weather when the surface is softer.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home's asphalt driveway for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Asphalt Cracks
- Asphalt Depressions & Settling
- Asphalt & Masonry Color Variation

PROPERTY | PASSAGEWAYS
Sidewalks, Walkways, Steps & Stoops

HOMEOWNER CARE INFORMATION

Control and isolation joints were incorporated into many of your outdoor concrete surfaces; these allow for expansion and contraction of the concrete during curing and temperature changes. A curing compound was also applied to the concrete to help provide a durable and attractive surface. These preventative measures help minimize the natural cracking that will occur in your exterior concrete over time; however, routine maintenance is still required to keep these passageways in good condition.

<table>
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<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<td>✓ Maintain proper drainage around all exterior concrete elements.</td>
</tr>
<tr>
<td>✓ Seal all exterior concrete surfaces once a year.</td>
</tr>
<tr>
<td>✓ Check for cracks in concrete quarterly; repair as needed.</td>
</tr>
<tr>
<td>✓ Promptly clear snow and ice from exterior passageways; never use salt.</td>
</tr>
<tr>
<td>✓ Protect your concrete surfaces from strong chemical exposure.</td>
</tr>
<tr>
<td>✓ Do not wash hot concrete with cold water; wait for moderate temperatures.</td>
</tr>
<tr>
<td>✓ Obtain Homeowners’ Association approval before installing a new walkway or stoop.</td>
</tr>
</tbody>
</table>

DRAINAGE | All exterior concrete components were constructed with positive drainage away from the foundation of your home; this deters the accumulation of standing water. It’s your responsibility to maintain this positive drainage. Do not build raised flowerbeds, or install landscaping or other elements, which will trap water on the concrete surfaces. Any damage resulting from improper drainage is your responsibility.

Also see Environmental Forces / Weather Conditions / Grading & Drainage
CONCRETE SEALER | In regions of the country that experience severe cold weather, it’s especially important to seal the entire concrete surface of your exterior concrete once a year. A heavy duty, high quality, acrylic-based sealer will help prevent water from entering the surface during spring and fall rains; apply it before cold weather arrives. These sealers are available at most home improvement centers. Always follow the manufacturer’s instructions on the package.

CRACKS | Concrete will shrink as it cures and show minor cracking. Furthermore, moisture will find its way under the concrete along the edges or through surface cracks in the summer months. In winter, this moisture forms frost and ice that can lift the concrete and increase cracking. This is to be expected, but must also be addressed through proper maintenance. Check your concrete surfaces at least once a year for cracking and make repairs as needed.

ICE & SNOW REMOVAL | Sidewalks are an easement; a shared area that may be used by pedestrians in your neighborhood. However, the sidewalk in front of your home—or on both sides of your home, if you have a corner lot—must be cared for by you; it is your responsibility to keep this sidewalk free of snow and ice in the winter months.

Never use salt to remove snow or ice on concrete; this will deteriorate the surface. There are a variety of de-icing agents found in most home improvement centers. Always read the directions fully to ensure you get the correct agent for your surfaces, and follow the manufacturer’s instructions carefully.

Caution! Failure to remove snow and ice from exterior passageways can cause injury to pedestrians.

CHEMICALS | Like your asphalt driveway surface, protect your concrete surfaces from exposure to chemical agents such as pet urine, fertilizers, radiator overflow, repeated hosing and de-icing agents. All of these items can cause spalling, or chipping, of the concrete surface; damage resulting from this exposure is your responsibility to repair.

CLEANING | Do not wash exterior concrete with cold water from an outside faucet when temperatures are high and the concrete is hot. The abrupt change in temperature can damage the surface bond of the concrete. Simply sweep exterior concrete. If washing is absolutely necessary, do so when temperatures are moderate.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of your home’s concrete sidewalks and walkways for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Exterior Concrete Spalling
- Concrete Settling
- Exterior Concrete Water Ponding
- Common Area Sidewalks
- Exterior Concrete Pavers
- Exterior Concrete Cracks
- Exterior Concrete Color Variation
- Floating Concrete Slabs
PROPERTY | OUTDOOR LIVING

Decks, patios and porches can add to the style and function of your home. If you decide to add an outdoor component after closing, make sure to first review your subdivision’s deed restrictions. This document contains important information regarding the installation of fences, playground equipment and other use restrictions and covenants. Also make sure to identify all easements and have a professional survey performed.

PROPERTY | OUTDOOR LIVING

Wood Decks

HOMEOWNER CARE INFORMATION

Because they are fully exposed to extreme temperature and precipitation variables, wood decks are a high maintenance feature of your home’s exterior. Please read the following information carefully so you understand how to care for this outdoor area.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Inspect your deck floorings at least once a year; repair as needed.</td>
</tr>
<tr>
<td>✓ Check posts, railings and gates twice a year; adjust or repair as needed.</td>
</tr>
<tr>
<td>✓ Seal wood decks annually to protect the wood and keep them looking their best.</td>
</tr>
<tr>
<td>✓ Take care to not scratch the deck when moving furniture or heavy objects.</td>
</tr>
<tr>
<td>✓ Promptly remove snow and ice; never use salt.</td>
</tr>
<tr>
<td>✓ Review deed restrictions prior to staining or changing the appearance of your deck.</td>
</tr>
<tr>
<td>✓ Obtain Homeowners’ Association approval before installing a new deck.</td>
</tr>
<tr>
<td>✓ Have any new deck installed by a licensed professional.</td>
</tr>
</tbody>
</table>

WEATHER EXPOSURE | Inspect your deck at least once a year and provide needed attention promptly to maintain an attractive appearance and forestall costly repairs.

Due to exterior weather conditions, wood decks are subject to shrinkage, cracking, splitting, cupping and twisting. These conditions can loosen nails or screws that will call for prompt repair. Heavy snow or ice that remains on the deck over long periods of time will further increase deterioration. Promptly remove snow and ice but use caution when using a shovel to avoid needless scratching of the deck boards.

Never use salt to remove snow or ice; this will deteriorate the surface. There are a variety of de-icing agents found in most home improvement centers. Always read the directions fully to ensure you get the correct agent for your surfaces, and follow the manufacturer’s instructions carefully.

Caution! Failure to remove snow and ice from your deck can cause injury to adults and children.

SCRATCHES | As you use your deck, abrasives and grit on shoes can scratch or dent the wood surface. Although there is no way to completely prevent this, regularly sweep your deck and use mats to minimize the damage. Furthermore, use caution when moving items such as grills and furniture to prevent scratches and gouges.
ANNUAL TREATMENT | To prolong the life and beauty of your wood deck, treat it with a water-repellent wood preservative once a year. Most home improvement centers offer a wide range of these products; always follow the manufacturer’s instructions* on the package.

STAINING | Although Dominion Homes does not typically pre-stain wood decks, you may choose to stain it yourself to achieve a particular color. Be aware that if you do stain your deck, each board will take the same stain differently and variations in color will be readily noticeable. Over time, with exposure to weather and foot traffic, further variations in color will occur.

A wide range of stains can be found in most home improvement centers; always follow the manufacturer’s instructions* on the package. Note that just because you stain your deck does not mean it is automatically sealed. Check the products you use carefully; if the stain does not also include a waterproof sealer, you’ll need to seal the deck after the stain has cured.

Caution! Review your deed restrictions prior to staining your deck or dramatically changing its appearance.

RAILINGS | The lumber used to construct wood railings will crack, warp and split over time as well; this is normal. Unless extreme, these conditions require no action on your part. As the wood ages and shrinks, check for any popped nails and reset them as needed. Also, check the posts and any gates twice a year and tighten hardware or make adjustments as needed.

NEW DECK INSTALLATION | If you plan on putting in a new deck after closing, make sure to first review your subdivision’s deed restrictions. This document contains important information regarding the installation of outdoor components and other use restrictions and covenants. Also make sure to identify all easements and have a professional survey performed.

If you decide to have a new deck installed, hire a professional; they will understand the building codes, arrange for the permits and understand how to properly work with your home’s grading so that no drainage issues arise. Do not install a new deck yourself.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of any wood deck that came with your original home for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Unlevel Deck
- Exterior Wood Imperfections
PROPERTY | OUTDOOR LIVING

Patios & Porches

HOMEOWNER CARE INFORMATION

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<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tbody>
<tr>
<td>✓ Maintain proper drainage around all exterior concrete elements.</td>
</tr>
<tr>
<td>✓ Seal all exterior concrete surfaces once a year.</td>
</tr>
<tr>
<td>✓ Inspect for cracks in concrete once a year; repair as needed.</td>
</tr>
<tr>
<td>✓ Promptly clear snow and ice from passageways; never use salt, we recommend sand for added traction.</td>
</tr>
<tr>
<td>✓ Protect your concrete surfaces from strong chemical exposure.</td>
</tr>
<tr>
<td>✓ Do not wash hot concrete with cold water; wait for moderate temperatures.</td>
</tr>
<tr>
<td>✓ Check posts, railings and gates twice a year; adjust, touch-up or repair as needed.</td>
</tr>
<tr>
<td>✓ Obtain Homeowners’ Association approval before installing a new patio or porch.</td>
</tr>
<tr>
<td>✓ Have any new decks installed by a professional deck builder.</td>
</tr>
</tbody>
</table>

SIDEWALKS, WALKWAYS, STEPS & STOOPS | Because they are exposed to extreme temperature and precipitation variations, concrete patios and porches require the same kinds of care that your exterior sidewalks, walkways, steps and stoops require. For information regarding drainage, sealing, cracks, ice and snow removal, chemical exposure and cleaning, see Sidewalks, Walkways, Steps & Stoops.

RAILINGS | The lumber used to construct wood railings will crack, warp and split over time; this is normal. Unless extreme, these conditions require no action on your part. As the wood ages and shrinks, check for any popped nails and reset them as needed. Also, check the posts and any gates twice a year and tighten hardware or make adjustments as needed.

Wrought iron railings are subject to rusting if not maintained. Inspect any wrought iron twice a year and use touch-up paint on any scratches or chips. Plan to repaint the entire railing every one to two years to keep it looking its best.

NEW PATIO OR PORCH INSTALLATION | If you plan on putting in a new patio or porch after closing, make sure to first review your subdivision’s deed restrictions. This document contains important information regarding the installation of outdoor components and other use restrictions and covenants. Also make sure to identify all easements and have a professional survey performed.

If you decide to have a new patio or porch installed, hire a professional; they will understand the building codes, arrange for the permits and understand how to properly work with your home’s grading so that no drainage issues arise. Do not install a new patio or porch yourself.
WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of any concrete patio that came with your original home for a period of one year from the date of closing. For further inclusions and exclusions, view the One-Year Limited Warranty as well as the following segment(s) in the Warranty Coverage section of this manual.

- Exterior Concrete Spalling
- Concrete Settling
- Exterior Concrete Water Ponding
- Common Area Sidewalks
- Exterior Concrete Pavers
- Exterior Concrete Cracks
- Exterior Concrete Color Variation
- Floating Concrete Slabs
PROPERTY | YARD

Fences

HOMEOWNER CARE INFORMATION

Depending on the community in which your home is located, fencing may be included with your home, it may be an optional item, it may be an item you consider adding after you move in, or they may be prohibited. Whichever the case, all types of fencing require some routine attention.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Inspect fencing, posts and gates twice a year; make repairs and touch-ups as needed.
- Check water drainage around fence posts monthly; make corrections as needed.
- Obtain all placement and design approvals before installing a new fence.
- Have any new fencing installed by a professional fencing company.
- Do not disturb existing drainage patterns when installing a new fence.

VARIATION | The height and location of permanent fences installed by Dominion Homes will vary with lot size, topography and shape. We must meet the requirements of the Design Review process just as any homeowner would.

WOOD FENCING | The lumber used to construct wood fences is typically rough cedar. Over time it will crack, warp and split; this is normal. Unless extreme, these conditions require no action on your part. As the wood ages and shrinks, check for any popped nails and reset them as needed. Also, check the posts and any gates twice a year and tighten hardware or make adjustments as needed.

WROUGHT IRON FENCING | Wrought iron is subject to rusting if not maintained. Inspect the fence twice a year and use touch-up paint on any scratches or chips. Plan to repaint the entire fence every one to two years to keep it looking its best.

MAINTAIN DRAINAGE | Prevent sprinklers from spraying your fencing. Check monthly to confirm that water does not stand around the fence posts. Make corrections to drainage as needed to prevent this.

NEW FENCE INSTALLATION | Because fencing can be difficult to install, engage the services of a professional; be certain to inform the fence installer of all design review requirements, deed restrictions, easement locations and the recently completed survey. Do not attempt to install a new fence yourself—however, make sure to supervise the installation closely.

MAINTAIN DRAINAGE | Make sure existing drainage patterns function unimpeded. When a fence gets installed, a lot of soil is displaced from digging holes and its distribution must not let it block existing drainage swales. If the fence being installed is wood, make sure enough space under the bottom of the fence is left for water to pass through.

Also See Environmental Forces / Weather Conditions / Grading & Drainage
How To: Prepare to Install A New Fence

If you plan on putting in a new fence after closing, there are several things you must do prior to hiring a fencing company.

1. Review your subdivision’s deed restrictions carefully.
2. Obtain approval from the Design Review Committee of your Homeowners’ Association.
3. If you have a corner lot, review special requirements regarding traffic visibility.
4. Gather estimates from several reliable fencing companies. (They may be of help with the following aspects as well.)
5. Check zoning laws; some may impact private fencing.
6. Obtain a permit as your local government regulations dictate.
7. Have a professional survey performed to ensure lot boundary accuracy.
8. Ensure all easements are still accessible by utilities and other residents.

WARRANTY INFORMATION

ONE-YEAR LIMITED WARRANTY | Dominion Homes warrants the installation and materials of any fence that came with your original home for a period of one year from the date of closing. For details, view the One-Year Limited Warranty in the Warranty Coverage section of this manual.
HOMEOWNER CARE INFORMATION

Landscaping is important for many reasons: it offers beauty and shade; it helps clean the air; and it provides the first impression of your home to anyone who visits or passes by. Even though you may eventually expand on your landscaping, Dominion Homes has provided the initial lawn, trees and shrubbery.

<table>
<thead>
<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Do not allow sprinklers to spray against your home's exterior siding.</td>
</tr>
<tr>
<td>✓ Ensure proper drainage away from your home by maintaining the grading slope.</td>
</tr>
<tr>
<td>✓ Do not allow fill dirt to touch your siding; ensure at least 8” between them.</td>
</tr>
</tbody>
</table>

DRAINAGE | The grade of your home site was established by professional engineers to provide drainage away from the foundation. (In some areas, a certain amount of water retention is to be expected on the home site.) When adding or transplanting landscaping trees and shrubs, always make sure a proper drainage slope is maintained.

Also See Environmental Forces / Weather Conditions / Grading & Drainage

FILL DIRT | When adding fill dirt, always allow an 8” minimum between the earth and any siding; otherwise, water may enter the joint between the footing and the wall material or cause decay of wood.

WATERING | When watering your lawn, set the sprinklers so that they do not spray against the exterior walls of your home.
Otherwise—regardless of whether your exterior walls are masonry or wood—you’ll speed deterioration to your home’s exterior and cause discoloration, wall buckling and even interior flooding.

SPRINKLER SYSTEM | If your home includes an installed sprinkler system, arrangements will be made to have the installer demonstrate the system and make final adjustments shortly after you move in. The installer will note and correct any deficiencies in the system at that time.

Automatic timers permit you to water at optimum times, whether you’re at home or away, awake or asleep. The amount of water provided to each zone can be accurately and consistently controlled and easily adjusted with a timed system. Check the system after a power outage and keep a battery in place if your system offers that as a backup.

Whether a system is already installed, or you have one installed, keep the following points in mind. These are your responsibilities; failure to properly run and maintain the system is not covered by THE WARRANTY.

• Conduct weekly operational checks to ensure proper performance of the system.
• Clean and adjust the sprinkler heads as needed.
• Direct sprinkler heads away from the home.
• Do not use trickler or bubbler-type irrigation systems adjacent to your home.
• Shut down the system in the fall.
• Drain the system before freezing temperatures can result in broken lines.
• Check automatic timers after a power outage; reset as needed.
WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The installer of your home’s landscaping provides specific limited warranties for trees, shrubs and sod. Details can be found in the Home Care Information packet. Plants installed by the owner as part of the “Helping Hand” program are not warranted.

HOMEOWNER RESPONSIBILITY | Dominion Homes does not warrant the long-term health of your landscaping; proper care is essential and it is the complete responsibility of the homeowner.

Pre-existing trees, found on your lot prior to construction, are also the homeowner’s full responsibility. Environmental conditions, such as droughts, prolonged rains, or severe weather are not covered by your warranties; certain conditions may be covered by your Homeowner’s Insurance Policy.
HOMEOWNER CARE INFORMATION

Proper care of the sod, seeded areas and landscape plants is essential to ensure adequate growth. It's your responsibility to give them the care they need to thrive. Following, you’ll find basic maintenance procedures.

NEW SOD | Newly placed sod requires extra water for several weeks. Water it in the cool part of the day, ideally just before sunrise, at regular intervals for the first six weeks. Be aware that new sod and the extra watering it requires can sometimes create drainage concerns in your yard or your neighbor’s yard; these will disappear once the yard is established.

Follow these guidelines to achieve the best results with your sod:

• Fertilize the sod approximately 30 days after it is laid, but never fertilize when temperatures exceed 75°F. Do not over fertilize or fertilize too early as this may damage the lawn and turn it brown.

• Water your lawn every day for the first six weeks; a minimum of 1/2” of water is usually a good rule of thumb in normal weather conditions. After that six-week period, water every other day for four to eight weeks. Once the grass is well established, weekly watering, in periods of little rain, should be sufficient during the growing season.

• Avoid shallow, or too little, watering. If sufficient water isn’t allowed to soak far enough below the ground’s surface the grass will develop a shallow root system and become susceptible to browning.

Caution! When watering the lawn, don’t allow the water to spray directly on the house. Repeated and prolonged exposure to water can cause foundation leaks and damage to exterior siding and trim.

SEEDED LAWNS | If your home’s lawn was seeded, consider this just the first step in establishing your yard. Remember that the forces of nature are far stronger than grass seed. You will need to over-seed at some point, perhaps more than once. Heavy storms can cause washouts and erosion that you will need to correct. It generally takes at least three growing seasons to establish a good lawn, longer if weather conditions are difficult or if you do not have the time to devote to lawn care.

Before over-seeding, remember to fill any slight depressions with a light layer of topsoil. Minimize traffic of all kinds on newly seeded areas and avoid weed killer for at least 120 days. Keep the seed moist, not wet.

To maintain all seeded and strawed areas:

• Water frequently, not deeply; keep the seed bed moist. This may require several light waterings a day to keep moisture in the top inch of soil, especially in hot or windy weather. Frequent waterings should therefore continue until the new grass is well established.

• Re-spread the straw if there is a heavy wind or rain.

• Re-seed the yard if there is a heavy wind, rain or you see bare spots.

• Keep traffic on the newly seeded yard to a minimum.

WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The installer of your home’s landscaping provides specific limited warranties for trees, shrubs and sod. Details can be found in the Home Care Information packet.
HOMEOWNER RESPONSIBILITY | Dominion Homes does not warrant the long-term health of your landscaping; proper care is essential and it is the complete responsibility of the homeowner.

Pre-existing trees, found on your lot prior to construction, are also the homeowner’s full responsibility. Environmental conditions, such as droughts, prolonged rains, or severe weather are not covered by your warranties; certain conditions may be covered by your Homeowner’s Insurance Policy.

PROPERTY | YARD

Tree Care

HOMEOWNER CARE INFORMATION

Dominion Homes believes that trees are an important feature in the creation of an attractive community and that they add value to the homes we build. We take steps to protect and preserve existing trees in the area of your home. Even though we remove trees within 15 feet of the house, other trees located on construction sites can suffer damage from construction activities, which manifest months after the completion of construction.

Trees and other plant materials that exist on the lot when construction begins and are not part of any landscaping installed by Dominion Homes are excluded from warranty coverage.

MAINTENANCE | Remember to water trees during the summer or during warm dry periods in the winter. Mulch around trees and avoid tilling or planting flowerbeds around trees; this is especially important while trees are recovering from the construction process.

Damage to existing trees can be caused by such things as compaction of soil in the root zone, changing patterns of water flow on the lot, disturbing the root system and the removal of other trees to make room for the home. The newly exposed tree may react to conditions it is unaccustomed to. Caring for existing trees, including pruning dead branches or removing these trees altogether, is your responsibility.

UTILITY COMPANIES | Your local utility companies will periodically remove trees that grow too close to power and water lines. This is out of Dominion Homes’ control.

TREES, SHRUBS AND VINES | Limbs overhanging the house should be cut back annually. Dead limbs should be removed. Vines should be trimmed back from all wood surfaces.

During construction, we remove building material debris from natural areas. After closing, removing additional dead wood, tree limbs, fallen trees or other natural items is your responsibility.

WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The installer of your home’s landscaping provides specific limited warranties for trees, shrubs and sod. Details can be found in the Home Care Information packet.

HOMEOWNER RESPONSIBILITY | Dominion Homes does not warrant the long-term health of your landscaping; proper care is essential and it is the complete responsibility of the homeowner.

Pre-existing trees, found on your lot prior to construction, are also the homeowner’s full responsibility. Environmental conditions, such as droughts, prolonged rains, or severe weather are not covered by your warranties; certain conditions may be covered by your Homeowner’s Insurance Policy.
HOMEOWNER CARE INFORMATION

There are several guidelines you must follow to maintain your new landscape plants:

- Water is all-important. Landscape plants need about 1” of water per week. Plants do not need water on a daily basis, so be careful not to over water, especially if you have clay soil as it tends to hold more water.
- Fertilizer for trees and shrubs is available in liquid and granular form. Be sure to read all the directions before applying any chemical to your landscaping. Spring and Fall are the best seasons to fertilize, but never fertilize when temperatures exceed 75°F.
- Pruning, or trimming, helps your plants maintain good growth and shape. Flowering plants should be pruned after blooms have died and before the beginning of next season’s buds. Evergreen plants can be pruned year round in moderate temperatures. Prune shade trees in the Fall.
- Support stakes and wires should remain on trees for one year.

WARRANTY INFORMATION

MANUFACTURER’S WARRANTY | The installer of your home’s landscaping provides specific limited warranties for trees, shrubs and sod. Details can be found in the Home Care Information packet.

HOMEOWNER RESPONSIBILITY | Dominion Homes does not warrant the long-term health of your landscaping; proper care is essential and it is the complete responsibility of the homeowner.

Pre-existing trees, found on your lot prior to construction, are also the homeowner’s full responsibility. Environmental conditions, such as droughts, prolonged rains, or severe weather are not covered by your warranties; certain conditions may be covered by your Homeowner’s Insurance Policy.
PROPERTY | YARD

Future Landscaping

HOMEOWNER CARE INFORMATION

Providing complete details on landscape design and execution is beyond the scope of this manual. Many excellent books, videos and web sites are available that offer much more information. Local nurseries and landscape professionals can also assist you.

Since additional landscaping is at your discretion, it is also your responsibility to install and maintain your landscaping. Any damages incurred in your new landscaping are not covered by your warranty. Furthermore, any damages to your home or property caused by your additional landscaping are also not covered by your warranty.

Following are issues to keep in mind when you do begin to make your plans.

TIMING | A beautiful yard requires considerable planning and regular attention. Most homeowners take years to achieve the yard they want. Planning to install items in stages can spread the cost and work over several seasons.

Plan to install the basic components of your landscaping as soon after closing as weather permits. In addition to meeting your Homeowners’ Association requirements to landscape in a timely manner, well-designed landscaping prevents erosion and protects the foundation of your home.

REQUIREMENTS | Check with your local building department and Homeowners’ Association for any regulations before designing, installing or changing landscaping. Do not impede drainage swales.

Before any significant digging, call your local utility service to mark the location of buried service leads. This is a free service and is required by law. If you inadvertently hit a gas, water or electrical supply line, any damages will be your responsibility.

Caution! Call your local utility company before digging.

HIRED CONTRACTORS | You are responsible for changes to the drainage pattern made by any landscape, concrete, deck or pool contractor. Discuss drainage with the professionals you hire to do installations. Do not permit them to tie into existing drainage pipes without approval from your Homeowners’ Association.

SPACE ALLOCATION | Make sure plants and irrigation heads do not impede on easements, pedestrian or bicycle traffic and car bumpers. Space trees to allow for efficient mowing and growth. Group plants with similar water, sun and space requirements together.

Do not place plants or sprinkler heads within 5 feet of your home. Watering plants this close to your home can not only damage your exterior siding, it can cause excessive moisture and humidity to invade your home’s interior.

BARK OR ROCK BEDS | Do not allow edging around decorative rock or bark beds to dam the free flow of water away from the home. To restrict weed growth, while still permitting normal evaporation of ground moisture, use a non-woven landscape fabric between the soil and rock or bark.

WEEDS | Weeds will appear in your new lawn whether seed or sod is used. Left untreated, your yard will begin to show weeds quickly. When soil is disturbed, dormant seeds come to the surface and germinate. The best control is a healthy lawn, achieved through regular care and attention.

SOIL EROSION | Until your yard is established and stable, erosion will be a potential concern. Heavy rains or roof run-off can erode soil. The sooner you restore the grade to its original condition, the less damage will occur.

Erosion is of special concern in drainage swales. If swales become filled with soil run-off, they may not drain the rest of the yard, causing further problems. Correcting erosion is your responsibility. You may need to protect newly planted seed with erosion matting or reseed to establish grass in swales. It can take several years to fully establish your lawn in such challenging areas.
ENVIRONMENTAL FORCES
In older, less energy-efficient homes, “dry home syndrome” is common because the drafts lower indoor humidity. The reverse is true with newer homes because the industry focused on energy conservation. Newer homes are much more air tight and, as a result, more moisture ends up trapped in the home from many sources.

- **PRECIPITATION**: Heavy or constant rain and snow will fill the air with moisture; dry spells will diminish the moisture.
- **TEMPERATURE**: Warmer air holds more moisture; cooler temperatures generally dry out the air.
- **BUILDING MATERIALS**: New materials such as lumber, concrete, drywall texture, paint and caulk all hold moisture and release it steadily into your home; over time, these materials will dry out.
- **SOIL**: Ground and backfill soil releases moisture through basement floors and walls; the amount of precipitation and your soil type determine the amount of moisture.
- **HOUSEHOLD ACTIVITIES**: Normal activities, such as cooking, washing clothes, washing dishes, taking showers, and keeping aquariums and plants all release moisture into your home’s air.

The moisture that occurs in your home is found in two key forms: humidity and condensation. If allowed to persist, humidity and condensation will cause early deterioration of almost everything in your home—concrete walls and floors, doors and windows, wood and resilient flooring, drywall and ceilings, fireplaces, stairs and cabinets and basic building materials. Furthermore, it will eventually cause the growth of mold and mildew on nearly all surfaces.

Review the following *Humidity, Condensation* and *Mold & Mildew* sections carefully to ensure a healthy home for years to come.

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**Humidity**

Humidity is the amount of moisture in the air. Your home needs a certain amount of moisture, but deciding how much it needs is a critical decision.

**HOMEOWNER RESPONSIBILITIES**: Failure to comply will void your warranty.

- ✔ Maintain appropriate humidity levels in your home at all times.
- ✔ Contact a professional to assess and correct excessive, persistent humidity issues.
- ✔ If using a humidifier or dehumidifier in your home, ensure it is used properly.
- ✔ Do not operate a humidifier while using your air conditioner.
- ✔ If you use a dehumidifier, comply with all manufacturer’s instructions* carefully.

**PROPER HUMIDITY LEVELS** | If you find yourself being shocked by static electricity as you move through your home, it is too dry. This equates to too little humidity, which will cause shrinkage in wall paneling, wood trim and hardwood flooring, cracks in drywall and plaster, and loose joints in wood furniture.
Conversely, if your home’s indoor humidity level is too great, condensation will develop which causes flaking paint, peeling wallpaper, and stained ceilings and walls. Too much humidity also promotes a prime breeding ground for mold, mildew and pests, and can further damage cameras, computers and furniture. Deciding how much moisture your home needs is critical. The following chart will help you control the moisture level of your home and maintain comfort. This chart is based on the inside relative humidity for an indoor temperature of 70° F.

<table>
<thead>
<tr>
<th>OUTDOOR TEMPERATURE</th>
<th>RECOMMENDED HUMIDITY LEVELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>20° F &amp; WARMER</td>
<td>35-40%</td>
</tr>
<tr>
<td>10° F</td>
<td>30-35%</td>
</tr>
<tr>
<td>0° F</td>
<td>25.30%</td>
</tr>
<tr>
<td>-10° F</td>
<td>20-25%</td>
</tr>
<tr>
<td>-20° F</td>
<td>15-20%</td>
</tr>
</tbody>
</table>

**INCREASING HUMIDITY** | Simply turning on the heat to gradually warm your home in cool, winter months will help bring humidity up to the desired level. However, do not set your thermostat to an extreme temperature; heating your home rapidly will cause materials to dry out faster. This, in turn, generates more moisture into the air and increases shrinkage cracks and separations in the materials themselves.

If you decide to install a humidifier (which adds moisture to the air) closely observe the manufacturer’s literature* for its use. Clean the moisture pad according to the manufacturer’s instructions* and suggested timetable.

Humidifiers are used more in the cooler, winter months when the air becomes dry. If you notice condensation on windows, the humidifier should be adjusted to a lower setting; monitor to find the correct level for your family’s lifestyle. Never operate a humidifier with the air conditioner or you will void the warranty.

**REDUCING HUMIDITY** | Warm summer months and extended periods of rain often bring increased humidity. The fastest way to lower it is to turn on the air conditioner or open the windows. However, routine maintenance checks and lifestyle choices offer a more permanent solution to reducing humidity levels. Following are a few things to keep in mind.

- Maintain proper grading and positive drainage around your home’s foundation.
- Make sure your gutters and downspouts are in working condition.
- Make sure splashblocks are properly positioned and window-wells are free of debris.
- Inspect basement walls and floors for openings or cracks; repair as needed.
- Deep-seal your concrete basement floor and walls to reduce water migration.
- Do not carpet concrete floors; use area rugs which can be taken up and washed.
- Make sure basements and crawlspaces are well-ventilated.
- Maintain the plastic cover over dirt in crawlspaces.
- Ensure attic vents are unobstructed.
- Inspect for leaks or seepage from pipes, doors, walls, windows or roof; repair as needed.
- Use bathroom exhaust fans, or open a bathroom window, when bathing.
- Close windows during damp, humid weather; open them during clear, dry weather.
- Turn off humidifiers or kerosene heaters if you notice condensation on windows.
- Open doors between rooms and use fans to increase air circulation.
- Ensure that clothes dryer, gas heaters and exhaust fans are venting properly.
- Place houseplants in well-ventilated areas; use a dish under pots to catch excess water.
DEHUMIDIFIERS | Another common solution is to purchase a dehumidifier, found in most home improvement centers, which is considered by most homeowners to be a household staple, like a washing machine. Dehumidifiers are usually placed in basements and quietly run in the background, pulling out excess moisture as it appears. In a nutshell, dehumidifiers are rated by how many pints of water they can take out of the air every 24 hours. A 25-pint unit will serve bedrooms and living areas, but for basements and areas with a laundry room or bathroom, consider a 35-50-pint unit. Keep the following operation and maintenance tips in mind, but always follow the manufacturer’s instructions* for the use of your particular model.

• Be sure the dehumidifier outlet is protected by a ground-fault circuit interrupter; avoid using extension cords. Spilled water presents a shock hazard.
• For the first few days of use, turn the humidistat to the extra-dry setting, which will remove moisture from room furnishings.

PERSISTENT HUMIDITY | Humidity is the core cause of deterioration in homes and it’s essential to keep it under control. If your home has persistent, excessive moisture, a dehumidifier is not the end solution. The only effective way to control disproportionate moisture is to control the cause: find the sources of moisture and correct them. Call a professional to give your home a thorough inspection and make all recommended corrections.

WARRANTY INFORMATION

Humidity is directly dependent on environmental conditions as well as your lifestyle and comfort choices; therefore, issues involving humidity are not covered by the warranty. Since the level of humidity is always changing, it is your responsibility to monitor and control these levels as day-to-day care of your home, as well as address any damage caused by humidity.
ENVIRONMENTAL FORCES | MOISTURE

Condensation

HOMEOWNER CARE INFORMATION

Condensation, a consequence of warm humid air contacting a cooler surface, is common to every home and will typically appear in cold-weather months on windows. It can also appear on cooler basement walls, exposed cold-water pipes and toilet tank surfaces.

**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- ✓ Make sure window coverings do not restrict airflow to your windows.
- ✓ Make sure to maintain proper humidity levels in your home at all times.
- ✓ Contact a professional to assess and correct persistent condensation issues.

REGIONAL CLIMATE | Regions of the country that reach 35°F or below in the winter are more susceptible to interior condensation; this happens when moisture in the air contacts a surface with a temperature lower than the dew point (the temperature in which air manufactures dew).

Exterior surface condensation usually occurs on sultry summer days. An example would be that moisture forms on the outside of a window in the summer when an air conditioner is being used in the home. This creates a surface temperature of the glass below the dew point.

WINDOW COVERINGS | Curtains and blinds are not the cause of condensation but can be a contributing factor. Make sure that your window coverings do not completely restrict airflow to your windows; otherwise, condensation is more likely to occur.

NEW HOME CONDENSATION | If you experience condensation in your new home, it may be a temporary condition; a great deal of moisture is released from new building materials. This circumstance usually occurs only during the initial heating season.

PERIODIC CONDENSATION | In homes of all ages, you may see condensation during the first heating months of winter; this is simply due to humidity stored in your home from the summer temperatures.

Condensation is also more likely to occur if you experience rapid temperature changes over a short period of time during the winter. These conditions are temporary.

EXCESSIVE CONDENSATION | If your home experiences excessive, prolonged periods of condensation, make sure your humidity levels are properly maintained. Furthermore, go through the checklist under Reducing Humidity in the previous section to make sure your home has proper airflow and ventilation.

PROFESSIONAL HELP | If these procedures do not eliminate your home’s condensation problems, consult a professional for an assessment and make all recommended repairs.

WARRANTY INFORMATION

Condensation is directly dependent on environmental conditions as well as your lifestyle and comfort choices; therefore, issues involving condensation are not covered by the warranty. Since condensation comes and goes, it is the homeowner’s responsibility to be aware of its appearance and take the necessary steps to eliminate it.
Mold & Mildew

HOMEOWNER CARE INFORMATION

Mold is a type of fungus. It occurs naturally in the environment and in most homes, and is necessary for the natural decomposition of plant and other organic material. It spreads by means of 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, and will grow in your home. Molds are fungi—simple microscopic plants. Mildew is a thin, black or white growth produced by mold. There are thousands of species of molds: outdoors, they live in the soil and help in the breakdown of organic matter; indoors, they can grow on virtually any surface when moisture is present. Newer homes are at greater risk due to tight, energy-efficient construction.

Controlling moisture in your home is the key to preventing the growth of mold and mildew. Because mold and mildew issues are not covered under your warranty, it’s especially important to eliminate them from your home as soon as possible to prevent costly repairs down the road.

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

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

GROWTH AREAS | Molds can grow on paper products, cardboard, ceiling tiles, wood products, paints, wallpaper, insulation materials, drywall, carpet and fabric. They especially flourish in damp areas like crawlspaces, basements, shower stalls, air conditioners, humidifiers, clothing closets, refrigerator drip trays, houseplants, garbage pails, mattresses and upholstered furniture.

EXTERIOR SIDING | Mildew especially loves to grow on exterior siding and will appear as a layer of dirt. If left unchecked, it can seriously damage your home’s exterior. To determine whether you are dealing with mildew or dirt, wipe the surface with a cloth or sponge dampened with bleach. If the bleach causes the surface to lose its dark appearance, you are most likely seeing mildew.

There are many professional products that you can use to remove mold and mildew from exterior siding; these products are available at most home improvement centers. Always follow the manufacturer’s instructions on the package.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

✓ Make sure to maintain proper humidity levels in your home at all times.
✓ Inspect your home for mold and mildew at least once a year; correct as needed.
✓ Contact a professional to assess and correct persistent mold and mildew issues.
CONTROL  | The only true way to control mold is to control the cause: you must eliminate the source of moisture in your home. Carefully review the previous Moisture, Humidity and Condensation sections. Furthermore, go through the checklist under Reducing Humidity to make sure your home has proper airflow and ventilation.

PROFESSIONAL HELP  | If you suspect you have a mold and mildew issue that you have been unsuccessful at eliminating, or are uncomfortable performing the work yourself, contact a certified water damage specialist. Not only can they identify the source of moisture, they can help eliminate it, sanitize affected areas, thoroughly dry the areas, and replace any wood or drywall that has deteriorated from prolonged moisture exposure.

WARRANTY INFORMATION

Mold and mildew are directly dependent on environmental conditions as well as your lifestyle and comfort choices; therefore, issues involving mold and mildew are not covered by the warranty. It is the homeowner’s responsibility to regularly inspect for mold and mildew and, when found, take the necessary steps to eliminate it. Dominion Homes will not be responsible for any damages caused by mold such as, but not limited to: personal property damage, loss of use, health problems, medical expenses, loss of wages, diminished value and emotional distress due to mold. Molds found after the one-year limited warranty on the basic home or mold that is the result of condensation, high relative humidity or negligence on the part of the homeowner will not be covered under the warranty.
ENVIRONMENTAL FORCES | WEATHER CONDITIONS

Expansion & Contraction

HOMEOWNER CARE INFORMATION

Seasonal changes in temperature and humidity cause building materials to expand and contract: warm, humid air promotes expansion through moisture absorption; cool, drier air promotes contraction through evaporation. However, all materials do not expand and contract at the same rate. The result can be small cracks, gaps and separations between dissimilar materials. This is very normal in a new home, even with the highest quality of construction.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Maintain proper humidity levels in your home at all times.
- Avoid extreme temperature changes on all surfaces.
- Maintain appropriate grading and drainage around your home’s foundation.
- Carefully review all aspects mentioned below and perform procedures as needed.

INTERIOR WOOD & DRYWALL | Although Dominion Homes has taken the precaution of using kiln-dried lumber to build your home, which helps reduce expansion and contraction, shrinkage of wood and sheetrock items is inevitable.

The effects of expansion and contraction are most noticeable during the first year in your new home. You may see minor gaps in hardwood flooring, small cracks in drywall and paint, and separations where moldings meet drywall and at mitered corners. All of this is normal. In most cases, caulk and paint are all that you need to conceal these minor gaps. Review the corresponding sections under Home Interior for appropriate maintenance procedures and comply with all instructions.

You can further minimize the effects of these natural processes by maintaining proper humidity in your home. Review the Humidity section in Environmental Forces for recommended maintenance procedures and comply with all instructions.

Also see Environmental Forces / Moisture / Humidity

EXTERIOR WOOD & DRYWALL | Due to weather extremes, wood decks, exterior doors and windows are particularly vulnerable to expansion and contraction; they’re subject to shrinking, cracking, splitting, cupping, twisting and separating from dissimilar materials.

These conditions may loosen nails or screws, separate caulking and encourage paint to peel. Regular inspections and prompt repair for these conditions are your responsibility. Review the corresponding sections under Home Exterior for appropriate maintenance procedures and comply with all instructions.

CONCRETE | As temperatures rise, concrete expands; as temperatures fall, concrete contracts. Some shrinkage will show up as cracks in concrete slab floors, sidewalks, porches, steps and patios; this is normal and will not affect the overall strength of your concrete flatwork. Expansion joints and contraction joints, which minimize cracking and splitting, have been used in the concrete in and around your home; they allow movement in the plane, and induce cracking caused by thermal shrinkage at predetermined locations.
Concrete is further aggravated by moisture. In the summer, moisture may find its way under the concrete along the edges or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete and increase the cracking.

Extreme temperature changes also harm concrete. When the temperatures outside are high and the sun has been shining on the concrete, washing garage floors or sidewalks and steps with cold water from an outside faucet can damage the surface bond of the concrete.

In order to appropriately maintain your concrete surfaces, review the corresponding sections under Home Exterior, Home Interior and Property for proper maintenance procedures and comply with all instructions.

**EXTERIOR SIDING** | Stucco, a cement product, is subject to expansion and contraction. Minor hairline cracks will develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way.

Wood and vinyl siding are also subject to expansion and contraction due to outdoor temperature changes. Vinyl siding can temporarily bulge or wave; this is normal and not cause for alarm. Over time, wood siding will crack, split, and separate at corners and connections; again, this is normal.

For specific maintenance procedures for stucco, wood siding and vinyl siding, review the corresponding sections under Home Exterior and comply with all instructions.

**COUNTERTOPS** | Over time, the bonding between laminate countertops and the wood underneath will expand and contract at different rates. For this reason, it’s normal for countertops to separate from walls or at the backsplash/counter seam.

For specific countertop maintenance procedures, review the corresponding section under Home Interior and comply with all instructions.

**CAULKING & GROUT** | You will often see separations and gaps between caulking and woods or laminates and between grout and tile. By their very nature, caulking and grout ‘connect’ different materials; therefore, they will expand and contract at different rates. Replacement of caulking and grout is an on-going maintenance responsibility of the homeowner.

For specific maintenance procedures where caulking and grout are used, review the corresponding sections under Home Interior and Home Exterior and comply with all instructions.

**SETTLING NOISES** | The expansion and contraction found in brand new homes during the first year of settling may produce a wide variety of noises in the walls, floors and roof. This is common and usually lessens over time as your home settles.

**WARRANTY INFORMATION**

Expansion and contraction are directly dependent on environmental conditions as well as your lifestyle and comfort choices; therefore, issues involving expansion and contraction are not covered by the warranty.
HOMEOWNER CARE INFORMATION

Winter temperature drops greatly affect your plumbing systems. In the winter months, it's important to 'winterize' certain items before the first frost of the season.

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<tr>
<th>HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.</th>
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<tr>
<td>✓ Review and comply with the seasonal maintenance checklists.</td>
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<tr>
<td>✓ Carefully review all aspects mentioned below and perform procedures as needed.</td>
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EXTERIOR FAUCETS  | When used properly, outside spigots are freezeproof. Always remove hoses during cold weather—even if the spigot is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Repair of a broken line that feeds an exterior faucet is your maintenance responsibility.

SPRINKLER SYSTEM  | If you have a sprinkler system, you must drain and shut it down before freezing temperatures occur. Failure to do so can result in broken lines. For specific maintenance procedures, review the Landscaping section under Property and comply with all instructions.

ROOF  | During winter, a phenomenon called ice damming can occur in the gutters and valleys of your roof. This condition is due to several factors: the heat from your home, snow on your roof, and a resulting freeze under the shingles that can prohibit your gutters from draining, thereby forcing water into the walls and ceiling of your home.

For specific maintenance procedures, review the Roofing section under Home Exterior and comply with all instructions.

INTERIOR PIPES  | During prolonged periods of extreme cold weather, or if you are away from your home for an extended period of time in the winter months, take extra precautions to prevent the pipes from freezing by ensuring warm air circulation, proper insulation and proper thermostat settings.

Also see Home Interior / Plumbing
Also see Seasonal Checklists

WARRANTY INFORMATION

Freezing surfaces are directly dependent on environmental conditions. It is the homeowner’s responsibility to ensure the proper protection of interior and exterior components as well as make needed repairs in the event of a damaged component. Issues involving freezing are not covered by the warranty.
ENVIRONMENTAL FORCES | WEATHER CONDITIONS

Sunlight

HOMEOWNER CARE INFORMATION

Direct or prolonged sunlight exposure can damage many materials in your home. Take a moment to review the following information. Specific maintenance guidelines for each aspect mentioned below will be found in its corresponding section of this Home Care guide.

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CARPET & HARDWOOD FLOORING | All carpets will slowly lose some color due to natural and artificial forces in the environment, especially repeated exposure to direct sunlight. The same is true for hardwood floors. To delay this process, install and close your window coverings during prime sunlight hours and review the Flooring sections carefully.

Also see Home Interior / Flooring

EXTERIOR SIDING | Exterior paints and stains will fade due to time, precipitation and sunlight exposure. Note that some paint colors will require more maintenance than others, and some sides of the home may show signs of wear sooner than others, based on their exposure to the elements.

Also see Home Exterior

DRIVEWAY | Exposure to sunlight and other weather conditions will fade and deteriorate your driveway, allowing the surface gravel material to be more visible. This is a normal condition and not a material or structural problem.

Also see Property / Driveways
Also see Property / Sidewalks, Walkways, Steps & Stoops

FIXTURES | Many brass fixtures are treated with a clear protective coating, electrostatically applied, to provide beauty and durability. This coating is not impervious to wear and tear; atmospheric conditions, such as sunlight, can cause the protective coating to crack or peel.

Also see Home Interior / Plumbing

LANDSCAPING | The most obvious part of your home that will be affected by sunlight is your landscaping. This is perhaps the only part of your new home that will flourish with abundant sunlight. Well-timed watering and fertilization are also necessary. Although there is no way to increase the amount of sun your lot will get, there are ways to increase sun exposure on your plantings simply through responsible placement.

Also see Property / Yard

WARRANTY INFORMATION

Prolonged sun exposure is directly dependent on environmental conditions as well as your lifestyle choices; therefore, issues involving sunlight are not covered by the warranty. For more detail, see the relevant sections in the Home Care guide for your particular issue.
HOMEOWNER CARE INFORMATION

The amount and severity of precipitation your home is exposed to—whether rain, snow, sleet or hail—will dictate how frequently many of your maintenance procedures need to be performed. Review the following information; then for specific procedures, review each aspect’s corresponding section in this Home Care guide.

HARSH WINTERS | A long, cold, snowy, icy winter takes its toll on your home. Exterior siding and wood decks may need to be refinished and/or repaired more frequently. Exterior trim will need to be checked for proper caulk seals and paint chipping. Roofing shingles, gutters and downspouts should be inspected and/or repaired more often. And driveways, sidewalks, walkways, steps and porches may need to have cracks filled and surfaces resealed more frequently. Carefully review the relevant sections of this Home Care guide for more detail.

Also see Seasonal Checklists / Winter
Also see Home Exterior

RAINY SPRINGS | An excessively rainy spring can cause moisture problems inside and outside your home. You’ll need to ensure that gutters, downspouts and sump pumps are all operating properly, that windows and doors have appropriate caulking and that humidity levels stay in an appropriate range. If hailstorms occur, check the siding and roofing carefully to catch any deterioration early. Carefully review the relevant sections of this Home Care guide for more detail.

Above all, make sure to maintain proper grading and drainage; this will help prevent excessive moisture from getting inside your home.

Also see Seasonal Checklists / Spring
Also see Home Exterior
Also see Home Interior
Also see Environmental Forces / Moisture / Humidity
Also see Environmental Forces / Weather Conditions / Grading & Drainage

DRY SUMMERS | Dry conditions usually do not demand immediate home repairs; however, you need to maintain proper humidity levels inside your home and check for peeling and chipped paint on the exterior of your home. On the other hand, prolonged dry periods can wreak havoc on your landscaping.

Lawns are easiest to maintain if you schedule periodic watering with a sprinkler system. Trees and shrubs should be watched carefully and watered according to the nursery’s instructions for each plant. Carefully review the relevant sections of this Home Care guide for more detail.

Also see Seasonal Checklists / Summer
Also see Environmental Forces / Moisture / Humidity
Also see Property / Yard
**FALL CHANGES** | Fall does not usually bring too many seasonal problems. However, it’s the best time to “winterize” your home: you’ll want to disconnect and drain all hoses; thoroughly clean your gutters (after the leaves have fallen); aerate your lawn; mulch your plants; and check all weather-stripping. Carefully review the relevant sections of this *Home Care* guide for more detail.

For specific maintenance procedures, review the corresponding sections under *Home Exterior* and *Property* and comply with all instructions.

Also see Seasonal Checklists / Fall  
Also see Property / Yard Also see Home Exterior

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**WARRANTY INFORMATION**

Precipitation is directly dependent on environmental conditions; therefore, precipitation alone is not covered by the warranty.
HOMEOWNER CARE INFORMATION

Not only has a drainage system been constructed within and around your home to carry water away from the foundation, the soil has been graded so that it slopes away from the foundation. Low areas, known as swales, may also have been dug to collect water and lead it away from the foundation.

Maintaining proper drainage around your home is crucial to its overall health and is the homeowner’s responsibility. Proper drainage protects your home's foundation and all concrete flatwork, including the basement floors and walls, porches, patios, driveways, garage floors and sidewalks. In turn, drier concrete materials help keep internal moisture, humidity and mildew down to more acceptable levels.

**HOMEOWNER RESPONSIBILITIES:** Failure to comply will void your warranty.

- ✓ Maintain appropriate grading and drainage around your home’s foundation.
- ✓ Do not change your community’s drainage patterns in any way.
- ✓ Prior to further landscaping, verify that final grades have been established.
- ✓ Maintain soil levels 16” below your home’s exterior finish materials.
- ✓ Ensure splash blocks and downspout extensions are properly positioned at all times.
- ✓ Inspect twice a year for signs of ground settling; fill areas as needed.
- ✓ Keep any subsurface drains clear of debris at all times.

**DRAINAGE CERTIFICATION**

The final grades around your home were inspected and approved for proper drainage of your lot. A surveyor has completed a drainage certification and the local building authorities, as well as Dominion Homes, have also inspected your home’s site prior to closing.

**SHARED DRAINAGE PLAN**

Since yards drain from one to another, you share an overall drainage plan with your neighbors in the community. Use caution when installing landscaping, fencing or additions to your home; do not impede swales or cause water problems on adjacent lots.

**FINAL GRADING**

Due to weather conditions, especially during winter and early spring, your home’s final grade may not have been established at the time of closing. We document the status of your grading at the time of delivery. When conditions permit, grading work will continue if needed.

If you choose to alter your landscaping in the first year, confirm that your grading has been completed before proceeding.

**MAINTAIN GRADES**

It’s your responsibility to maintain the slopes around your home; they permit the water to drain away from the foundation as rapidly as possible. Failure to maintain the grades can result in major structural damage and can void your warranty.
How To: Ensure Proper Drainage

- Inspect the slope of the soil each spring and fall around your home’s foundation and re-grade if necessary. At no time should the soil surrounding the home slope toward the foundation.
- Install planting beds correctly. Since beds can interfere with the draining system of your home, plan them so that they slope away from the foundation walls. Be sure they do not prohibit the drainage pattern in any low areas.
- Do not mound or raise the level of the soil around your home’s foundation unless the soil around your home has settled down.
- When watering the lawn, do not let water spray directly against your home.
- Keep all basement window wells, gutters, downspouts, catch basins and curbside junction boxes free of leaves and other debris.
- Keep all shrubs and trees clear of the home. Root systems can affect the performance of the foundation and its drainage system. Also see Property / Yard

SWALES | Dominion Homes does not alter drainage patterns to suit individual landscape plans. Typically, your lot receives water from, and passes water on, to other lots; this means that changes in grading often affect adjacent lots. It’s your responsibility to maintain your grading, thereby maintaining neighborhood drainage patterns.

Note: After heavy rain or snow, water may stand in swales up to 48 hours. This is normal.

ROOF WATER | Do not remove splash blocks or downspout extensions from under the downspouts. These must be in place and free of debris at all times, so that water freely drains away from your home quickly.

SETTLING | The area excavated for your home’s foundation was larger than the home; in addition, some trenching was necessary for installation of utility lines. Although the soil was replaced and compacted, it does not return to its original density.

Some settling will occur, especially after heavy rainfall or the melting of large amounts of snow; this can continue for several years.

Inspect the perimeter of your home regularly for signs of settling and fill settled areas as needed to maintain drainage.

SUBSURFACE DRAINS | Occasionally, a subsurface drain is installed to ensure that surface water drains from a yard adequately. Keep this area, especially the drain cover, clear of debris so the drain will function as intended.

Also see Property / Yard / Landscaping

WARRANTY INFORMATION

Grading and drainage is directly dependent on environmental conditions and the natural settling of soil over time. The final grades around your home were inspected by Dominion Homes prior to closing.

Weather permitting, the grading was established and approved. Further changes and shifts in your home’s grading are not covered by the warranty. It is the homeowner’s responsibility to maintain appropriate grading at all times.

In the event that your home’s grade was not finalized due to weather conditions during building, Dominion Homes will finalize this work in the first year of your new home when weather conditions are appropriate.
HOMEOWNER CARE INFORMATION

Insects such as ants, spiders, wasps and bees—and animals such as woodpeckers, squirrels, mice and snakes—may fail to recognize that your home belongs to you. Addressing pests and wildlife goes with being a homeowner and is your responsibility. There are many information resources you can look to for help, including the state wildlife service, animal control authorities, county extension service, pest control professionals, the Internet and the public library, to name just a few.

HOMEOWNER RESPONSIBILITIES: Failure to comply will void your warranty.

- Maintain appropriate grading and drainage around your home’s foundation.
- Regularly inspect your home for pest-welcome conditions;
- Regularly inspect your home for pests; take appropriate actions as needed.
- Have a pest control professional assess any suspicious damage and address issues.
- Renew termite treatment as recommended by professionals.

TERMITES | Of all pests, termites tend to be the most damaging to homes. Although they prefer damp or decaying wood, they will also eat sound, dry lumber. Termite damage is seldom noticed because they eat through the interior of wood.

If there is no direct wood-to-soil contact, termites will build mud tubes, or tunnels, to get from the soil to the wood. The presence of these mud tubes, typically 1/4 to 1/2 inch in width, indicates an infestation. In some areas, government assistance is available for treatment. In addition to chemical treatment, it is also necessary to eliminate all wood/soil contact.

Inspect your home in the spring of each year for signs of termites or conditions that would allow their attack and consult a professional if you suspect termite damage.

- Check for wrinkles or waves in wood trim.
- Tap wood to see if it sounds or feels hollow.
- Inspect under carpet tack strips by lifting the edge of carpet in the corner of a room.
- Watch for mud tubes that extend from the soil up to your home.
- Keep soil away from all wood elements of your home and deck.
- Be certain all water drains away from your foundation quickly.
- Do not store wood on the ground or against your home.
- Maintain a “safe zone” of at least two feet in width around the perimeter of your home. This area should be free of grass, plants, sprinkler devices and digging. If you disturb this area, have it re-treated to restore protection.
- Before installing stepping stones, river rock, concrete or other elements against the home, chemically treat the area that will be underneath the new material.
- If you add to, or change, the exterior of your home, have the areas treated first.

CARPENTER ANTS | Carpenter ants do not eat wood, they nest in it. They chew their way through wood to build galleries, thereby pushing small, sawdust-like particles out of the colony; this identifies the presence of a
Carpenter ants prefer wet wood, and can often be found nesting inside walls, ceilings, outdoor siding, eaves, floors, window casings and rotting wood.

Most active in the spring and early summer, carpenter ants are usually dormant during a portion of the winter. Outdoors, they feed on other insects and plant material. Indoors, they feed on household food. To prevent an infestation:

- Remove decayed wood from around the building.
- Do not store firewood indoors for long periods of time.
- Treat damp wood with a preservative.
- Store food stuffs in closed containers.
- Clean up any food spills quickly.

If you suspect carpenter ants, contact a qualified pest control company for chemical treatment.

**EARWIGS**

Earwigs are nocturnal; they search for food at night and hide during the day. One of the most common pests in homes and gardens, they eat both plant and animal food and can damage flowers, fruits and vegetables.

Outdoor chemical treatments for earwig control should be applied in June or early July along building foundations, under porches and around fences, woodpiles, garages and tree trunks. Although these treatments are effective, they are short-term; a reinfestation can occur a mere two weeks later.

Indoor treatment—generally consisting of residual sprays applied to baseboards, beneath cabinets and other hiding places at floor level— is only a supplement to outdoor treatment; it will not solve the problem.

Most indoor treatments consist of aerosol insecticides registered for indoor use; some insecticides used for cockroaches can also be effective. If you decide to treat for an earwig infestation yourself, always follow the manufacturer's instructions.

**SILVERFISH**

Silverfish are nocturnal and prefer damp dark areas of the home. They appreciate warm temperatures and can often be found in furnace rooms. They feed on starchy materials such as wallpaper paste, glues, breadcrumbs and other human food. Sometimes, they feed on paper or other wood by-products.

To prevent silverfish:

- Regularly vacuum areas where silverfish are likely to hide.
- Do not leave old books or papers in unventilated areas for long periods of time.

If you have silverfish, there are chemical treatments available at most home improvement centers; always follow the manufacturer's instructions for these products. If you're uncomfortable performing the treatment yourself, call a professional.

**COCKROACHES**

There are many species of cockroaches found in North America. Cockroaches eat many different things—including food, paper, plants and glue—and they prefer damp dark environments. Roaches can be a health hazard and have been known to carry salmonella bacteria. Getting rid of cockroaches is extremely difficult; chemical treatment should be performed by a professional.

Good housekeeping is a must, because prevention is the key to controlling cockroaches:

- Clean spills promptly.
- Store food in insect proof containers.
- Repair any damp areas in the home.

If you suspect you have cockroaches, call a professional for chemical treatment immediately. Cockroaches can multiply fast and end up being a “neighborhood nuisance” if not addressed right away.

**SOW BUGS**

Sow bugs are actually crustaceans, not insects, and are usually found in dark, damp environments such as the corners of basements. Although they seldom do serious damage to homes, sow bugs will feed on decaying organic matter and chronically wet, rotted wood.

To help prevent sow bugs, keep your basement dry and well ventilated.
**FLEAS |** Fleas, typically brought into the home by animals, thrive on the blood of their hosts. There are many types of fleas. Cat fleas give people the most problems; although they nest on the animal, they leave from time to time and jump onto other species, then return to the host animal. If the host animal leaves the premises permanently, the fleas that are left behind will jump onto people, looking for food.

Adult fleas are relatively easy to kill; however, the larva is difficult to kill because they reside in strong, protective cocoons. Both the eggs and the cocoons are very resistant to flea control attempts. While there are products on the market for the homeowner, best results are obtained by hiring an expert.

**MICE |** Mice are nocturnal creatures. Although their typical life expectancy is one year, a female can bear up to 40 babies during that time, so prevention is critical. Mice can live on virtually any type of food, require very little water, and usually do not travel more than thirty feet from their nest. They can actually get through holes as small as 1/2 inch in diameter. To keep their teeth worn down, mice gnaw on things; they are able to chew through wood, asphalt, soft mortar, and even aluminum. Hence, they can cause extensive damage to a home if not controlled.

The best control for mice is prevention—and the best prevention is proper sanitation.

- Store food materials in mouse-proof containers.
- Promptly clean any food spills.

If you suspect you have mice, a professional can use spring traps with bait such as peanut butter, cheese, bacon or bread. Poisons can also be used; however, they must be handled very carefully. The poison typically needs to be consumed over a period of several days to be effective. If poison is used, it should be placed in areas where it will not be discovered by children or pets. When stored, they should be clearly marked as poison. Dead mice should be disposed of promptly.

*Caution! If you plan to poison mice, make sure you place the poison in areas where it won't be discovered by children or pets; these poisons are lethal. Always follow the manufacturers instructions* for these products.

**RACCOONS |** Highly intelligent animals, raccoons are sometimes called “devils in disguise”. Even though cute and cuddly looking, never approach or corner a raccoon. They can be extremely vicious, especially a mother raccoon protecting her young. Raccoons have been known to carry distemper and rabies, and can attack people that get too close.

Raccoons are nocturnal, are often found in urban settings, and will feed on fruits, nuts, grain, fish, meats, etc. Never feed raccoons; they quickly learn where the food source is and will steal from picnic tables, gardens and open garbage cans throughout your neighborhood.

Raccoons can also get into homes and cause extensive damage—especially if one has the run of the home while your family is away for a prolonged period. The best control of raccoons is to preclude their entry.

- Cover chimney flues with substantial screens.
- Keep garage doors shut.
- Make sure garbage containers are securely closed.
- Keep tree limbs pruned back.

Raccoon problems are best dealt with by a professional. Removal usually involves box or wire cage traps to trap the animals using bait such as corn, melon, prunes and peanut butter. Once caught, they can be removed to a remote area.

**WARRANTY INFORMATION**

Pest and wildlife damage is directly dependent on environmental conditions, household sanitation and lifestyle choices. Issues regarding pest and wildlife damage are not covered by t. It is the homeowner’s responsibility to regularly inspect for signs of pests and wildlife—as well as interior and exterior conditions that attract pests and wildlife—and take the necessary actions to correct them.
SEASONAL CHECKLIST

DOMINION™
IT’S YOUR HOME
PREVENTATIVE MAINTENANCE
SAFE, SOUND & SMART

Taking time to do preventive maintenance not only ensures a safe, sound home, it ensures a safe, sound investment—smart, every way you look at it.

Here at Dominion Homes, we want to help you get a handle on the maintenance your home needs. Just like a baby, it needs lots of love and attention. It also needs its filters changed... its lawn fed... its systems flushed... and its siding wiped clean every so often.

Following, we’ve broken out some of the more important maintenance tasks by season. Use these checklists as a guide to keep your home in top-notch condition. To complete the tasks, see the supporting detail in the Home Care How To Guide as well as the detailed instructions in the manufacturer’s literature*. If you’re uncomfortable making your own repairs, hire some help; there are many qualified ‘handy men’ out there who will come several times a year to complete your checklists.

Please note, these are general recommendations provided for your convenience and this is not a full or complete list of all required homeowner upkeep.

MONTHLY CHECKLIST

- Clean Frost-Free Refrigerator Drain Pan
- Grind Tray of Ice Cubes in Garbage Disposal
- Pour Water Down Unused Drains
- Test GFCI Receptacles
- Test Smoke Detectors
- Change or Clean Furnace Filter
- Pour Quart of Water Down Basement Floor Drain

SPRING CHECKLIST

PROPERTY
- Fertilize Lawn & Landscaping Plants (water regularly)
- Prune Trees & Shrubs that Touch the House
- Check Drainage Swales for Proper Rain Water Flow (correct as needed)
- Ensure Water Drains Away from Foundation (correct as needed)
- Inspect Grading for Erosion, Settling & Soil Build-up (correct as needed)

HOME EXTERIOR
- Clean Gutters, Downspouts & Window Wells
- Clean Debris from Under Decks & Porches
- Ensure Eaves & Attic Vents are Unobstructed
- Inspect Exterior Caulking (re-caulk as needed)
- Inspect Exterior Paint, Stain & Siding (repair or refinish as needed)
- Inspect Garage Door & Lubricate Axles (tighten bolts as needed)
- Ensure Sump Pump Freeze Plug is securely in place.
HOME INTERIOR
- Adjust Registers for Ideal Temperature Balance
- Ensure Return Air Vents are Unobstructed
- Check Fire Extinguisher Charge Level (refill or replace as needed)
- Clean Kitchen & Bath Exhaust Fan Filters (quarterly)
- Clean Faucet & Shower Head Aerators (replace washers as needed)
- Inspect Shower, Tub & Backsplash Caulking (seal and re-caulk as needed)
- Inspect Wall & Floor Tile Grout (seal and repair as needed)
- Clean Dryer Vent of Lint & Debris; inspect Dryer booster fan if applicable.
- Inspect Exterior Doors Threshold Contacts (adjust as needed)
- Inspect Weather Stripping (replace as needed)
- Lubricate All Door Hinges with Silicone Spray
- Inspect Interior Trim for Shrinkage & Separations (repair as needed)
- Wash Windows & Screens (clear weep holes as needed)
- Apply Conditioner to Wood Cabinets

MECHANICALS
- Change Batteries in Smoke Detectors
- Check Sump Pump Operation, Flush System & Install Line Freeze Plug
- Clear Debris and Mineral Deposits from Water Heater
- Test Air Conditioning & Thermostat Operation
- Clear Debris from Air Conditioning Compressor & Ensure Level Stance
- Turn Off Humidifier (if applicable)

SUMMER CHECKLIST

PROPERTY
- Adjust Sprinkler System Settings (if applicable)
- Fertilize Lawn & Landscaping Plants (water regularly)
- Check Drainage Swales for Proper Rain Water Flow (correct as needed)
- Inspect Exterior Concrete for Cracks (re-seal as needed)
- Inspect Driveway Control Joints (re-caulk as needed)

HOME EXTERIOR
- Check Downspouts & Splash Blocks for Proper Drainage (correct as needed)
- Inspect Home Exterior & Decks for Mildew (clean and condition wood as needed)
HOME INTERIOR

- Clean Kitchen & Bath Exhaust Fan Filters (quarterly)
- Clean Faucet & Shower Head Aerators (replace washers as needed)
- Inspect Shower, Tub & Backsplash Caulking (re-caulk as needed)
- Inspect Wall & Floor Tile Grout (repair as needed)
- Inspect Window Glazing (call for repair as needed)
- Inspect Basement for Dampness or Water Stains (correct as needed)
- Check Insulation Coverage in Attic (repair as needed)
- Inspect Attic for Leaks & Condensation (call for repair as needed)
- Inspect Fireplace, Firebrick & Mortar for Deterioration (call for repair as needed)
- Inspect Inside Chimney (call chimney sweep for cleaning as needed)

MECHANICALS

- Start Dehumidifier (if applicable)
- Check Sump Pump Operation & Flush System
- Check Water Heater Temperatures & Inspect for Leaks or Rust (call for repair if needed)
- Clear Water Heater of Debris and Mineral Deposits

FALL CHECKLIST

PROPERTY

- Rake & Compost Leaves & Mulch for Winter
- Prune Trees & Shrubs that Touch the House
- Fertilize Lawn & Landscaping Plants (water regularly)
- Winterize Sprinkler System (if applicable)
- Check Drainage Swales for Proper Rain Water Flow (correct as needed)
- Ensure Water Drains Away from Foundation (correct as needed)
- Inspect Grading for Erosion, Settling & Soil Build-up (correct as needed)
- Re-seal All Exterior Concrete

HOME EXTERIOR

- Clean Gutters, Downspouts & Window Wells After Leaves have Fallen
- Clean Debris from Under Decks & Porches
- Ensure Eaves & Attic Vents are Unobstructed
- Clear Debris from Chimney
- Drain Exterior Faucets (remove, drain and store hoses)
- Reseal Garage Floor
- Inspect Garage Door (lubricate axles and tighten bolts as needed)
- Inspect Exterior Caulking (touch-up as needed)
HOME INTERIOR

• Adjust Registers for Ideal Temperature Balance
• Ensure Return Air Vents are Unobstructed
• Check Fire Extinguisher Charge Level (refill or replace as needed)
• Clean Kitchen & Bath Exhaust Fan Filters (quarterly)
• Clean Faucet & Shower Head Aerators (replace washers if needed)
• Inspect Shower, Tub & Backsplash Caulking (re-caulk as needed)
• Clean Dryer Vent of Lint & Debris
• Inspect Exterior Doors Threshold Contacts (adjust as needed)
• Inspect Weather Stripping (replace as needed)
• Lubricate All Door Hinges with Silicone Spray

MECHANICALS

• Change Batteries in Smoke Detectors
• Check Sump Pump Operation, Flush System & Remove Line Freeze Plug
• Clear Debris and Mineral Deposit from Water Heater
• Inspect Furnace for Proper Operation
• Test Furnace & Thermostat Operation
• Turn Air Conditioner Compressor Off
• Clean Humidifier (if applicable)

WINTER CHECKLIST

PROPERTY

• Check Drainage Swales for Proper Rain Water Flow (correct as needed)

HOME EXTERIOR

• Check for Ice-Dams on Roof
• Clear Gutters of Snow & Ice
• Clear Ice & Snow from Concrete Surfaces
• Remove Sump Pump Freeze Plug when temperatures are below freezing

HOME INTERIOR

• Clean Kitchen & Bath Exhaust Fan Filters (quarterly)
• Clean Faucet & Shower Head Aerators (replace washers as needed)
• Inspect Shower, Tub & Backsplash Caulking (re-caulk as needed)
• Have Carpet Professionally Cleaned
• Open Windows on Nice Days to Freshen Air
• Decorate Safely for Holidays

MECHANICALS

• Turn Off Dehumidifier (if applicable)
• Check Sump Pump Operation & Flush System
• Test Alarm System (if applicable)
WARRANTY COVERAGE
DOMINION HOMES
WARRANTY COVERAGE OVERVIEW

We are very excited for you to begin your journey as a Dominion homeowner and we are here for you for any questions or concerns.

When you buy a new Dominion home you can be assured that great care has been taken to see that you receive a quality, well built home. But even the finest built homes occasionally need adjustments or modifications.

One of the benefits we offer at Dominion Homes is the house call program. Dominion Homes offers one house call within the first year of ownership of your home. The house call program expires one year after the closing date of your unit. Please notify us when you are ready for a house call by submitting an itemized list of concerns using the form located in your Home Care Information Packet or by utilizing one of the other house call submission methods outlined on page three of this manual.

It is important to note the following:

• The house call appointments are made during our normal business hours.
• You are responsible for painting walls after any drywall repairs.
• You must be present during the house call appointments.
• Be sure to submit your house call paperwork prior to your first year anniversary of the closing of your home. We recommend submitting your house call no sooner than six months of ownership.
• When submitting your request, please provide the best contact number where you can be reached during the day.
STRUCTURAL FOUNDATION

STRUCTURAL DEFECTS
Dominion Homes warrants that the Structural Elements of your home will be free of Major Structural Defects for a period defined by the Limited Warranty Agreement. A Structural Element will not be deemed defective, and no action will be required of the builder, unless there is actual failure, that diminishes the ability of the Structural Element to perform its load-bearing function such that the home is unsafe.

Structural Elements include load-bearing elements such as roof framing systems, footings, bearing walls, beams, girders, trusses, rafters, bearing columns, lintels, posts, structural fasteners, sub-floors and roof sheathing. Refer to the signed warranty language for further detail.

FRAMING

WOOD OR METAL FRAMED WALLS OUT OF PLUMB
Interior walls should be straight and plumb within 1/4 inch per four feet. Under the warranty, the builder will repair, for a period of one year, any interior wall that is more than 1/4 inch per four feet out of plumb.

COLUMN OR POST BOWED
Columns and posts should not bow or be out of plumb in excess of 1/4 inch per four feet. Tapered columns and posts should be plumb as measured from the centerline, not to exceed 1/4 inch per four feet and the tolerance for columns and posts made of rough-sawn lumber should be 1/4 inch per four feet. Under the warranty, the builder will straighten columns and posts that exceed the 1/4 inch per four foot standard for a period defined by the Limited Warranty Agreement (structural). In cases where the defect is cosmetic, the builder will repair for a period of one year.

WOOD BEAM TWISTED OR BOWED
Subsequent to construction, beams, joists and posts will sometimes twist or bow as they dry. Twisting or bowing of wood may be cosmetically unacceptable, but is rarely a structural problem. Bows and twists exceeding 1/4 inch out of plane within a four foot section will be repaired for a period of one year if located within habitable space. Acceptable repair may include shimming, trimming or grinding the wood beam or post. When located in garages, basements, attics or crawlspaces, such bowing or cupping will not be repaired unless it causes unevenness to floors or roofs in excess of the warranty’s specifications.

WOOD BEAM SPLIT
Beams, joists and posts will sometimes split as they dry. Parallel splitting is usually not a structural concern because such inconsistencies in wood are anticipated in the structural calculations of wood products. Diagonal splitting that extends from one side to another and is more than 1/2 inch deep may weaken the wood. Under the warranty, the builder will fill or repair any structural component that exceeds this standard for a defined by the Limited Warranty Agreement. Cosmetic components will be repaired for a period of one year. Repairs may include additional wood framing to the existing beam/post secured with nails or bolts.
INTERIOR CONCRETE AND FOUNDATION

UNEVEN CONCRETE FLOOR
Interior concrete floors should not vary from flat exceeding 1/4 inch per four feet, provided that the deviation is gradual. If this condition exists, the builder will repair the floor for a period of one year. Appropriate corrective actions could include filling, grinding or use of a floor-leveling compound. Color and texture may vary from original finish.

SEPARATION OF CONCRETE FLOOR AND WALL
Interior concrete floors should not settle, heave or separate in excess of one inch from the house structure. If these conditions occur, and are not caused by the homeowner’s failure to maintain appropriate drainage away from the foundation, the builder will repair the floor for a period of one year.

CONCRETE CRACKS
Cracks in garage floors, walkways, driveways, patios and steps that exceed 1/4 inch in width or 1/4 inch in vertical offset will be repaired—at the builder’s discretion—for a period of one year by filling and patching. The texture and color of concrete cannot be matched due to varying conditions; therefore, matching of concrete color or texture is not covered by the warranty.

CONCRETE SLAB-ON-GRADE FLOOR CRACKS
Concrete slab-on-grade floors cannot be expected to be crack-free. Most cracking is minor, occurs randomly and is the result of large areas of concrete shrinking as the concrete cures. These cracks do not affect the structural integrity of the home. Cracks in slab-on-grade floors measuring 1/4 inch in width or vertical displacement will be repaired by the builder for a period of one year. Repair may include filling, grinding or use of a floor-leveling compound at the builder’s discretion.

EXPANSION AND CONTROL JOINTS
Expansion joints are intentionally placed in some concrete surfaces to allow sections of concrete to expand and contract with changes in temperature. Control joints are intentionally placed in concrete to control cracking as concrete cures. Expansion and control joints often have inserted plastic barriers or have been grooved/notched during concrete placement and will have a tendency to move or crack in the joint area. Movement at a control joint in excess of 1/4 inch in width or vertical displacement will be repaired. the builder will repair excessive movement by filling, grinding or use of a floor-leveling compound for a period of one year.

FOOTING & FOUNDATION WALL CRACKS
Appropriate measures will be taken to correct serious cracks and/or deterioration in the foundation footings or foundation walls that cause the home to be unsafe or uninhabitable. The builder will make the necessary repairs and/or provide replacement to the structural elements and related damage except for areas not constructed by the builder for a period defined by the Limited Warranty Agreement. For a period of one year, the builder will patch the voids in walls caused by any cracks in the foundation that exceed 1/8 inch in width or vertical displacement.

EFFLORESCENCE (CHALKY DEPOSITS)
Efflorescence is the residue left behind from the drying of concrete and masonry products. This is a normal condition. As concrete cures, water is drawn to the surface where it evaporates and leaves behind salt and alkaline deposits on the surface. Washing is the responsibility of the homeowner.
CRAWLSPACE WATER
Soils in the crawlspace may be damp but should not have standing water. Provided you have not caused excessive moisture, humidity or condensation, the builder will correct any leaks or standing water in the crawlspace of the home for a period of one year.

BASEMENT WALL BOWED OR OUT OF PLUMB
Basement walls should not bow or be out of plumb greater than one inch per eight feet when measured from the base of the wall to the top of the wall. In situations where bowing or out of plumb walls exceed these parameters, the builder will make corrections for a period defined by the Limited Warranty Agreement.

BASEMENT LEAKS
The builder will eliminate the cause of leaks in the basement or crawlspace for one year. Basement leaks caused by landscaping or downspouts installed by the homeowner, failure of the homeowner to maintain proper grades, unusual storms and acts of God or other excluded events are not covered by the warranty.

ROOFING

ICE-DAMMING
In extended periods of cold and snow, the build-up of ice (ice-dam) can result in the eaves. This causes water to back up under shingles and to enter the home. The condition is not covered by the warranty. If water damages the interior of your home, consult your homeowner’s insurance policy; it may provide coverage. In cases where ice-damming causes leaks into living areas because of incorrectly installed insulation, the builder, for a period of one year, will make appropriate repairs.

SHINGLES IN SEVERE WEATHER
Damage from severe storms, rain, hail, snow, sleet, tornados, hurricanes and the like are excluded from the warranty; these are acts of God and cannot be prevented. Under these circumstances, the builder is not responsible for repairing damage to the roof, or any damage to personal property caused by a leak in the roof. Consult your homeowner's insurance policy; it may provide coverage.

In the event that high winds have damaged thermally-sealed, “wind-resistant” shingles, the manufacturer will correct or replace those shingles for a period of one year, granted the winds that caused the damage did not exceed 60 mph.

MISALIGNED, BUCKLED OR CURLED SHINGLES
The builder, for a period of one year, will realign shingles that do not meet the following criteria: shingle corners shall be no more than a total of 1/4 inch off the horizontal line of shingles; the horizontal line of shingles shall be no more than 1/2 inch out of parallel in 10 feet; individual shingle tabs shall be no more than two inches off the vertical line of the shingle tabs in either direction; and roof shingles shall overhang roof edges no less that 3/4 inch and no more than 1-1/4 inch.

Asphalt shingle surfaces need not be perfectly flat; therefore, buckling or curling is not covered by the warranty.
SHINGLE COLOR VARIANCE
When roof shingles are repaired or replaced, there may be color variation between the new and existing shingles due to weathering and manufacturing variations; this should be expected. Color variance does not affect the durability of the roof in any way and a perfect color match is not covered by the warranty.

Shading or shadowing of roofing materials is inherent to asphalt tile. The builder will try to minimize shading deviations by mixing the tiles and shingles during installation; however, uniform shading or shadowing is not covered by the warranty.

ROOF MILDEW, ALGAE AND MOSS
The growth of mildew, algae and moss on roof surfaces is caused by the accumulation of dust and is not covered under the warranty. This is the homeowner’s responsibility, as is the appropriate routine roof maintenance.

ROOF SHEATHING
The builder, for a period of one year, will correct any roof sheathing that has bowed more than 1/2 inch in two feet.

GUTTER OR DOWNSPOUT LEAKS
The builder will repair leaks in gutters and downspouts for a period of one year, provided that routine maintenance is performed by the homeowner as outlined in the Home Care guide.

GUTTERS PONDING
After periods of extensive rain, gutters may collect and hold a certain amount of water; this is called ponding. Gutters may also overflow during periods of heavy rain; this is normal and requires no repair. In the event that the gutters and downspouts are unobstructed, yet ponding in excess of one inch exists 24 hours after the rain has ceased, it will be repaired by the builder for a period of one year. Clearing gutters and downspouts of debris, snow and ice accumulation is considered part of the homeowner’s routine maintenance; ponding due to lack of maintenance is not covered.

EXTERIOR AND SIDING TRIM

LOOSE OR DELAMINATED SIDING
For a period of one year, the builder, within the manufacturer’s warranty, will repair or replace any hardwood or vinyl siding that has separated, peeled or come loose with several exceptions. Delamination or loose siding caused by improper homeowner maintenance, damage from objects striking the siding and damage caused by severe weather are not covered by the warranty. If severe weather has damaged your siding, consult your homeowner’s insurance policy for possible coverage.

BOWED, BUCKLED OR UNLEVEL SIDING
Siding should not project more than 3/16 inch from the face of adjacent siding. Furthermore, siding will be installed within 1/2 inch of level every 10 feet and not more than 1/4 inch off parallel with contiguous courses. The builder will correct any siding, for a period of one year that does not meet these standards.
SIDING JOINT GAPS
The builder, within the manufacturer’s warranty, will repair joint separations and end gaps in siding exceeding 1/8 inch for a period of one year.

EXPOSED INTERIOR FIBER FROM SIDING NAILS
Siding nails should not be countersunk to expose the interior fibers of hardboard siding. The builder, within the manufacturer’s warranty, will repair such exposure by sealing nail holes for a period of one year.

SPLITS OR KNOTHOLES IN SIDING OR TRIM
The builder, within the manufacturer’s warranty, will repair knotholes that expose the underlying sheathing or building paper, splits in exterior siding or trim wider than 1/8 inch by replacing or filling the knotholes, siding or trim for a period of one year within the warranty period.

SIDING COLOR OR TEXTURE VARIATION
If any repair or replacement of siding is performed, the builder will try to match the texture and color of the existing siding as closely as possible; a perfect match, however, is not guaranteed by the warranty.

FADED SIDING FINISH
Colored siding will fade when exposed to the sun; this is normal. The builder will repair or replace a particular piece of siding that becomes excessively faded in contrast to similarly exposed siding for a period of one year.

SIDING PAINT BLEED
Wood siding will occasionally “bleed” through the original paint. For a period of one year the builder will repair resins and extractives that bleed through the paint as well as clean and repaint the area. The warranty will not apply if stains or clear wood protectants are used, since they do not cover up the natural extractives of wood. Bleeds caused by improper homeowner maintenance, negligence, physical damage or weathering are not covered by the warranty.

NAIL-STAINED SIDING
For a period of one year, the builder will touch-up or remove siding stains that extend more than 1/2 inch from the nail and are readily visible from a distance of 20 feet. The warranty does not cover semi-transparent stain or “natural weathering” used on the siding.
STUCCO, BLOCK AND CONCRETE WALLS

EXTERIOR STUCCO, BLOCK OR CONCRETE WALLS CRACKS
Hairline cracks in exterior block, concrete or stucco walls are to be expected. Cracks in exterior stucco wall surfaces that exceed 1/8 inch in width will be repaired by the builder for a period of one year. For unpainted stucco, it is acceptable to use stucco color coat or acrylic sealants to fill the cracks. The builder will try to match the original stucco texture and color as closely as possible, but a perfect match is not covered by the warranty.

STUCCO TEXTURE LOSS
Texture may become separated from the base stucco layer. The builder will repair missing stucco texture above the horizontal weep or drainage screed greater than 1/8 inch for a period of one year. Texture loss beneath the horizontal weep or drainage screed is normal and is not covered by the warranty.

STUCCO TEXTURE VARIATION
Stucco is applied by hand in several phases and varies with the technique of the installer; inconsistency is to be expected, as with all hand-applied troweled finishes. The builder will repair deviations, bumps or voids measuring over 1/4 inch per four feet, which are not part of the intended texture, for a period of one year. During repair, the builder will try to match the original texture as closely as possible, but a perfect match is not covered by the warranty.

STUCCO COLOR VARIATION
Stucco is a colored cement product and is affected by the underlying surface, application technique, temperature, humidity and curing. The builder will attempt to match the stucco color as closely as possible, but a perfect match is not covered by the warranty.

SURFACE STAINING
The surface of exterior walls may become stained from rainwater or water splashing up from the ground. Since the surface is a porous material, these conditions cannot be eliminated and are not covered by the warranty.

WET STUCCO/CEMENTITIOUS APPEARANCE
Porous cement products are designed to become saturated with moisture. They will, therefore, appear wet long after rain has stopped. This is a normal condition and is not covered by the warranty.

BRICK OR STONE VARIATION
Color and size variations in brick, stone and mortar products are normal; a perfect match is not covered by the warranty.

UNEVEN COURSE OF MASONRY
Courses of masonry or veneer brick should not vary more than 1/4 inch per eight feet. In cases where variation exceeds 1/4 inch per eight feet, the builder, for a period of one year, will replace necessary portions of masonry or veneer brick.
**MASSONRY CRACKS**
Cracks less than 1/8 inch in width within mortar joints and in brick products are a normal condition and are not covered by the warranty. Cracks in masonry or veneer that exceed 1/8 inch in width will be repaired by the builder for a period of one year, unless these cracks are controlled with expansion joints.

**SIDING/TRIMWOOD ROT**
Some warping, cupping, splitting or rotting of wood is to be expected. In cases where excessive warping, cupping, splitting or rotting of wooden members exists, the builder, within the manufacturer’s warranty, will repair or replace as necessary for a period of one year.

**RAISED WOOD GRAIN**
Because of the effects of weather on natural wood, raised grain will occur over time; this is normal and not a defect in wood, stain or paint. The warranty excludes any repair or replacement of raised wood grain, both indoors and outdoors.

**CUPPED, TWISTED OR SPLIT EXTERIOR WOOD TRIM**
The builder, for a period of one year, will repair exterior trim boards with cups exceeding 1/16 inch per 5-1/2 inches, twists exceeding 5/16 inch in eight feet or splits that exceed 1/8 inch at any point.

**EXTERIOR CAULKING JOINT SEPARATION**
Exterior caulking joints occasionally shrink or open up causing water infiltration—especially in new homes, which exhibit significant movement during the first few years after construction. All repair or replacement of caulking is the responsibility of the homeowner as part of routine maintenance.

**LOOSE EXTERIOR TRIM**
The builder, for a period of one year, will repair trim that has separated from the home by more than 1/4 inch. In cases where trim separation exceeds 1/4 inch, the builder will reinstall trim, add fasteners or caulk separations. The warranty does not cover trim separation caused by improper homeowner use and maintenance, or by acts of god such as unusually high winds and severe weather.

**EXTERIOR PAINT AND FINISHES**

**EXTERIOR PAINT OR STAIN DETERIORATION**
Exterior paints and stains will deteriorate over time. For a period of one year, if the exterior paint or stain has peeled or deteriorated, the builder will refinish or repair affected areas. Any subsequent deterioration is not covered by the warranty; these surfaces all require routine maintenance and are therefore the homeowner’s responsibility.

**MILDEW OR FUNGUS**
Exterior painted or stained surfaces may acquire mildew and fungus over time due to moisture conditions. Any removal of mildew or fungus is considered part of routine homeowner maintenance and is not covered by the warranty.
REPAINTING AFTER REPAIR WORK

Repainting, staining or refinishing may be required because of repair work. Repairs required under the warranty will be finished to match the immediate surrounding areas as closely as practical. Due to fading and normal weathering, a perfect match cannot be achieved and a perfect match is not covered by the warranty.

SITE DRAINAGE

SITE DRAINAGE

Improper drainage of the site occurs when there is standing or ponding water within 10 feet of the foundation beyond a 24-hour period (48 hours on swales).

In most cases, grades and swales have been established by the builder to ensure proper drainage away from the home; the homeowner is responsible for maintaining proper drainage. If proper grades were not established initially (no grading determination can be made during frost or snow conditions) the builder will re-grade the yard or swales for a period of one year. Afterwards, the homeowner is responsible for maintaining drainage and swales of the lot.

Modifications such as landscaping, fencing installation, and pool and patio additions, will also affect your drainage. It is the homeowner’s responsibility to not only establish appropriate drainage but also maintain it thereafter. The builder will no longer be responsible for drainage. Furthermore, any damages caused to the home or property due to improper drainage are not covered by the warranty.

GROUND SETTLING

Settling of the ground around the home, utility trenches or other filled areas should not interfere with water drainage. If interference does occur, for a period of one year the builder will fill settled areas affecting proper drainage that exceed 6” in depth. The builder will reinstall displaced plant material and sod that was originally installed by the builder. Landscape altered by the homeowner voids the warranty on settlement.

SOIL EROSION

The builder is responsible for protecting slopes and graded hillsides during construction from soil erosion per the “soils report” or “local jurisdiction.” The builder is not responsible for soil erosion after the close of escrow. Proper erosion protection requires the homeowner to install landscaping groundcovers and deep-rooted plantings to reduce erosion. For steeply graded hills, the installation of erosion-control matting, such as jute and straw, will help reduce erosion until plantings have been established. Soil erosion is not covered by the warranty.
DOORS – INTERIOR/EXTERIOR

SPLIT DOOR PANEL
Split door panels should not allow light to be visible through the door. For a period of one year the builder will repair splits in door panels by filling them with wood fillers and refinishing.

WARPED DOOR
Warping on doors should not exceed 1/4 inch as measured diagonally from corner to corner as long as they have been properly used and maintained. For a period of one year, the builder will replace the door with a comparable product if warping exceeds the 1/4 inch standard. Warping that occurs due to a physically damaged or improperly maintained door is the homeowner’s responsibility and is not covered by the warranty. Color match on interior natural wood surface will vary due to grain & species and is not covered under the warranty.

UNLEVEL OR OUT OF PLUMB DOORS
Doors shall be installed level, plumb in both directions, and fit squarely into the opening, with no more than 1/4 inch in four feet deviation in any direction. If the door has been properly maintained and not physically damaged, yet has become unlevel, out of plumb, or otherwise does not fit in the door frame properly, the builder, for a period of one year, will correct it.

RAW WOOD SHOWING ON DOOR PANEL
Wooden door panels will shrink and expand due to temperature and humidity changes; this may expose unpainted surfaces at the edges of the inset panel on the door. This is an effect of the environment and cannot be prevented. Therefore, this is not covered by the warranty. It is the homeowner’s responsibility to make any necessary touch-ups on door panel edges that have exposed raw wood.

DOORS NOT OPERATING PROPERLY
The builder, for a period of one year, will make necessary corrections to doors that fail to operate properly by binding, sticking, not latching, rubbing or sealing. However, if damage was caused by abuse, such as hanging heavy objects from doors or excessive swinging or slamming, the resulting damage is not covered by the warranty.

BI-FOLD AND BYPASS DOORS
Bi-fold and bypass doors should slide without rubbing or coming off their tracks during normal operation. If these conditions exist, the builder, for a period of one year, will adjust bi-fold and bypass doors. However, if damage was caused by abuse, such as hanging heavy objects from doors or excessive swinging or yanking, the resulting damage is not covered by the warranty.

SLIDING PATIO DOORS AND SCREENS
Sliding patio doors and screens should open and close without coming off their tracks during normal operation. For a period of one year, and one time only, the builder will adjust sliding patio doors that do not move properly. However, if damage was caused by abuse, such as hanging heavy objects from doors or excessive sliding or yanking, the resulting damage is not covered by the warranty.

Note: The intrusion of some outdoor elements can be expected under windy conditions.

FRONT DOOR/SCREEN DOOR INCLUSION
The screen door installation is warranted by the builder for a period of one year if selected as an option, but if installed separately, please reference the manufacturer’s warranties for correct ventilation and warranty coverage.
GARAGE DOOR OPERATES IMPROPERLY
In the case that the garage door does not operate properly, the installer, for a period of one year, will correct or adjust the door as required.

NEW GARAGE DOOR OPENER
The installation of a new garage door opener after closing escrow may damage your original garage door. Such damage is not covered under the warranty and the homeowner will be responsible for all necessary maintenance and repairs to the new garage door opener, as well as the original garage door.

GARAGE DOOR LEAK
Under high wind conditions and storms, it is normal for some elements to leak through or under the garage door. This is normal and is not covered by the warranty.

WINDOWS

UNLEVEL OR OUT OF PLUMB WINDOWS
Windows shall be installed level, plumb in both directions, and squarely into the opening, with no more than 1/4 inch in four feet deviation in any direction. If the window has been properly used, maintained and is not physically damaged, yet has become unlevel, out of plumb, or otherwise does not fit in the door frame properly, the builder, for a period of one year, will correct it.

DIFFICULT TO OPEN WINDOWS
Windows should be properly adjusted and balanced. Normal maintenance by the homeowner includes keeping the tracks, channels and operating mechanisms clean and lubricated. The builder, for a period of one year, will correct or repair windows that fail to operate per the manufacturer's specifications.

WINDOW LEAKS
Water leaking through or around windows as a result of improper installation will be repaired for a period of one year by the builder. Water may become visible in window tracks and sliding glass door tracks during heavy rain and should drain to the outside of the home. Water leaks at windows resulting from damage by the homeowner, extreme weather or improper homeowner maintenance are not covered by the warranty.

WINDOW CONDENSATION OR FROST
Windows will collect condensation on their interior surfaces due to humidity and temperature fluctuation. These periods of normal condensation are caused by environmental conditions and not covered under the warranty; it is the homeowner’s responsibility to maintain appropriate temperatures and humidity levels. Condensation that accumulates between the panes of glass in dual-glazed windows indicates a broken seal. Please consult the manufacturer as they carry a separate seal warranty.

WINDOW SCRATCHES AND IMPERFECTIONS
The builder follows ASTM specifications, which states how imperfections in glass are determined by visual inspection. (The viewer will look through the window in daylight without direct sunlight. The potential imperfection must be in the view plane 90° to the window surface. Imperfections must be detectable from a distance of four feet or under to be considered for repair.) Imperfections that meet these inspection standards will be repaired for a period of 30 days after closing.
**WINDOW GLASS DEFECTS**

If a window was scratched or broken from delivery, handling, or other construction activities, the builder, for a period of 30 days, will replace the defective glass. If an insulated window has a defective seal at the glass, consult the manufacturer's warranty.

**WINDOW TINTING**

Tinting added to dual-glazed windows by the homeowner will void the warranty on these windows. Damage resulting on dual-glazed windows that have been tinted will not be repaired by the builder. Refer to the manufacturer's literature for additional information.

**WINDOW AIR INFILTRATION**

Some infiltration around windows is normal especially during high winds.

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**ELECTRICAL**

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**POWER SURGES**

Power surges are the result of local conditions beyond the control of the builder and are not covered under the warranty. Damages to items such as light bulbs, TVs and computers that result from power surges are not covered under the warranty.

In the event of a lightning strike, the builder is not responsible for damage to wiring or personal items; this may, however, be covered by your homeowner's insurance.

**BLOWN FUSES OR TRIPPED CIRCUIT BREAKERS**

Fuses and circuit breakers should not blow or trip excessively under normal use. The builder, for a period of two years, will repair any electrical wiring or circuit breakers that fail to carry their designed load.

**MALFUNCTIONING ELECTRICAL OUTLETS, SWITCHES OR FIXTURES**

The builder, for a period of one year, will correct or replace outlets, switches or fixtures that have a defect due to installation. In situations where lights dim or flicker please note that voltage entering the home is controlled by the local utility transmission service and may fluctuate based on variances in power generation and usage.

**GFCI TRIPS FREQUENTLY**

Ground Fault Circuit Interrupters are safety devices installed as part of the electrical system to provide protection against electrical shock. These devices detect potentially dangerous “ground faults” in small appliances and extension cords. The builder, for a period of two years, will replace any GFCI device that fails to reset.

The homeowner is responsible for using GFCIs with appropriate items only. Any damages to an item as a result of improper use (such as a refrigerator) are the homeowner’s responsibility, as are any damages to personal property (such as food spoilage).

**MALFUNCTION OF LOW-VOLTAGE WIRING SYSTEM**

In the event of a low-voltage wiring system malfunction, the builder, for a period of two years, will take corrective action.
CEILING FAN VIBRATES
The builder will install ceiling fans in accordance with the manufacturer's specifications including blade balances. The builder will repair any defect due to installation for a period of one year. Some minor fan wobble cannot be eliminated; therefore, complete elimination of fan wobble is not covered by the warranty.
If the fan has a defective part or is malfunctioning, consult the manufacturer's warranty.

COMMUNICATION WIRING
For a period of two years, the builder will repair telephone wiring and communication cables that do not perform as intended on the inside of your home. Any additions or alterations to the communication wiring, and any problems resulting from negligence, misuse or additional lighting fixture wiring, are not covered by the warranty.
The exterior service boxes, as well as all wiring that extends from the service boxes on the outside of the home, are installed by your local telephone service and cable providers. If a problem occurs with these components, please call the appropriate provider directly.

ALARM SYSTEM
The builder does not represent that the alarm system will provide the protection for which it is installed or intended. The manufacturer or service provider will correct wiring that does not perform as intended for the alarm system for a period of two years. It is the homeowner's responsibility to read and follow the manufacturer's instructions* for alarm system maintenance and testing. If you suspect a malfunction or defect in any component, immediately call the manufacturer directly. Damages to property or persons caused by a malfunctioning alarm system are not covered by the builder's warranty.

SMOKE DETECTORS
The builder does not represent that the smoke detectors will provide the protection for which they are installed or intended. Your home's smoke detectors will be tested during the orientation to confirm that they are working and to familiarize you with the alarm. As always read and follow the manufacturer's instructions* for smoke detector maintenance and replacement. Fresh batteries should be installed regularly along with frequent testing of the unit. It is the homeowner's responsibility to read and follow the manufacturer's instructions* for smoke detector maintenance and battery replacement. If you suspect a malfunction or defect in the device, immediate call the manufacturer directly. Fire damage caused by a malfunctioning smoke detector is not covered by the warranty or by the builder.

COMFORT CONTROL

GENERAL COOLING SYSTEM
In cases where the cooling system is not working properly, the builder, for a period of two years, will take corrective action. In essence, the air conditioning system should maintain a temperature of 78°F for a differential of 15°F from the outside temperature, as measured in the center of each room at a height of five feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor the builder guarantee this.

AIR CONDITIONER COMPRESSOR
The air conditioning compressor must be in a level position to operate correctly. If it settles, the builder, for a period of one year, will correct the position.
REFRIGERANT LINE LEAKS
The builder, for a period of two years, will repair refrigerant lines that leak during normal operation and recharge the air-conditioning unit.

CONDENSATION LINE CLOGS
The homeowner is required to annually clean the condensation lines that extend from the air-conditioning coil; any future clogs are the homeowner’s responsibility.

GENERAL HEATING SYSTEM
In cases where the heating system is not working properly, the builder, for a period of two years, will take corrective action. In essence, the heating system should be capable of producing an inside temperature of 70°F as measured in the center of each room at a height of five feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor the builder guarantee this.

On extremely cold days, a five to six degree difference between the actual inside temperature and the thermostat setting is acceptable. It is acceptable for rooms to vary in temperature by three to four degrees.

Note: you are responsible for minor adjustments such as balancing dampers and registers and for changing the filter as recommended by the manufacturer. Damage to the heating system that occurs as a result of not changing the filter is not covered under the warranty.

UNEVEN OR MISSING INSULATION
Thermal insulation is dictated by local codes or state energy guidelines and the builder will install insulation in accordance with these applicable guidelines. The builder, for a period of one year, will take appropriate action to correct insufficient insulation installation.

DUCTWORK NOISE
When metal is heated and cooled it expands and contracts, resulting in “ticking” or “crackling” sounds that cannot be avoided. A booming noise caused by sheet metal billowing in or out (called oil canning), it is not covered by the warranty.

HEATING OR COOLING EQUIPMENT VIBRATION
It is normal for heating/air-conditioning equipment to generate some noise and vibration; therefore, it is not covered by the warranty.

METAL RATTLING AT REGISTER, GRILLS OR DUCTS
Air moving through registers, grills and ducts will make noise; this is normal. However, it is not normal for the actual metal in your registers, grills or ducts to make noise; this will be repaired by the builder for a period of one year.

SEPARATED OR DETACHED DUCTWORK
Ductwork should remain attached and securely fastened. The builder, for a period of one year, will reattach any separated or detached ductwork not caused by the homeowner.
PLUMBING

WATER SUPPLY
The builder, for a period of one year, will correct construction conditions that disrupt the supply of water to your home if they involve service from the main water supply to your home. Conditions that are a direct result of the homeowner’s actions are not covered by the warranty. Disruption of water supply due to failure of the water department system is the responsibility of the water department to correct.

FROZEN WATER PIPES
If the homeowner is away from the home in cold months for more than one week, the plumbing lines and faucets should be drained, the garage doors should be closed and the thermostat should be set no lower than 65°F. Pipes that freeze as a direct result from the actions of the homeowner are not covered under the warranty. The builder, for a period of two years, will make necessary corrections to assure that plumbing pipes are adequately protected against normal anticipated cold weather (except undrained exterior faucets). Water lines that have burst as a result of freezing are not covered under the warranty, unless the damage has occurred as a result of improper installation.

PLUMBING NOISE
Sounds made by water flowing through pipes and by pipe expansion are normal. Within the first year, the builder will attempt to lessen rattling or persistent water hammer of piping; however, this is considered normal and not covered by the warranty. Noise caused by sump pumps while they cycle on and off is normal and not covered by the warranty.

TOILET TANK CONDENSATION
Toilet tanks occasionally form condensation on the outside and appear to be leaking. No action needs to be taken; this is normal and is not covered under the warranty.

PLUMBING LEAKS
The builder, for a period of two years, will repair plumbing leaks found in piping, faucets, bathtubs, toilets, sinks or showers that are due to installation or materials. If a leak caused by a warranted item results in drywall or floor covering damage, the builder will further repair or replace components that were part of the home as original construction. However, any secondary damages of personal belongings (for example, damage to wallpaper, drapes, and personal belongings) are not covered by the warranty. Consult your homeowner’s insurance policy for possible coverage. Any leaks that are a direct result of the homeowner’s actions are not covered; repair of these leaks is the homeowner’s responsibility as is the on-going maintenance of caulking and grouting to prevent leaks.

FAUCETS
The builder, for a period of one year, will correct faucets that malfunction due to installation. Any actual defects to the fixture itself are not covered by the warranty; in this case, consult the manufacturer’s warranty. Damage resulting from the freezing of an undrained exterior faucet is not covered under the warranty. Furthermore, use of a portable dishwasher attached to a sink faucet voids the warranty; any damages to this faucet, and leaks caused by this faucet, are the homeowner’s responsibility to repair.
DRAINAGE PROBLEMS
The builder, for a period of 180 days, will assume the responsibility for clogged sewers, fixtures or drains where clogged sewers, fixtures and drains are the result of defective construction or workmanship. The warranty will be voided, however, if the clogs are due to the homeowner's improper use or maintenance of plumbing components.

EXTERIOR GAS LEAKS
The gas company is responsible for any gas leaks found outside of your home, from the city gas lines right up to your home's meter. Any leak or damages caused by that leak, are not covered under the warranty.

INTERIOR GAS LEAKS
The builder is responsible for a period of two years for any gas leak found on the inside of your home which results from a construction or installation error. Please evacuate your home immediately and contact your local utility provider as well as the customer care team during your warranty period.

SHOWER ENCLOSURE FLEXES
The builder, for a period of one year, will repair excessive flexing in a shower base by installing support material beneath the enclosure base.

GROUT CRACKS
Due to the expansion, contraction and settling of a new home, cracks in grout can appear; this is normal. Cracks in grout that exceed 1/8 inch will be repaired for a period of 90 days, one time only, by the builder. All subsequent cracks, and the ongoing maintenance and repair of cracks, are the responsibility of the homeowner.

SUMP PUMP
The builder, for a period of two years, will repair or replace the pump if it fails to operate properly. The homeowner is responsible for maintaining the sump pump and any subsequent repairs.

INTERIOR WALLS & CEILINGS

BOWED OR UNEVEN WALLS
For a period of one year, one time only, the builder will repair walls that do not adhere to the following standards: walls shall not bow more than 1/4 inch within any 32 inch horizontal or vertical measurement; walls shall not be more than 1/4 inch out of plumb for any 32 inch vertical measurement; and walls shall not be more than 1/4 inch out of square for any 32 inch horizontal measurement.

DRYWALL CRACKS & BLEMISHES
Cracks in drywall exceeding 1/8 inch in width, visible nail pops, and blisters in the tape are considered unacceptable. The builder will repair these conditions, one time only, for a period of one year, as well as cracks that occur adjacent to windows, due to expansion and contraction. The builder will not make paint touch-ups to the repairs made; this is the choice and responsibility of the homeowner.
**DRYWALL TEXTURE**
Drywall texture is applied by hand and varies with the technique of the installer. Breaks between application phases occur in all homes and sometimes are more visible due to the method of application. The inherent inconsistency of drywall texture is to be expected and is not covered by the warranty.

**WALL REPAINTING**
Repainting areas, or the entire wall or room, to correct any drywall repairs is the homeowner’s choice and responsibility and is not covered by the warranty. The homeowner is also responsible for custom paint colors, textures or wallpapers that were applied subsequent to closing. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-ups are unlikely to match the surrounding area.

**INTERIOR TRIM**

**MOLDING AND CASING GAPS**
All joints in wood trim, which includes molding, casing, baseboards and base shoe trim, should fit and be securely attached, as well as filled and sanded. The builder, for a period of one year, will repair gaps that exceed 1/8 inch in wood trim, as well as gaps exceeding 1/8 inch that appear between the wood trim and their adjacent surfaces.

**SPLIT INTERIOR TRIM**
Splits, raised grain, swelling of finger joints and checking are inherent characteristics of all wood and cannot be avoided. However, the builder, for a period of one year, will fill-repair any splits in wood trim that exceed 1/8 inch in width and one inch in length.

**WINDOW CHECK RAILS**
If your home has double hung window units, the window check rails (the bottom rail on the upper window sash and the upper rail of the lower window sash, where the lock is mounted), should be flush. The builder will correct any gaps that exceed 3/16 inch for a period of one year.

**STAIR CRACKS**
For a period of one year, the builder will correct any cracks between interior stair parts that exceed 1/8 inch. This includes cracks between surfaces such as the tread, risers, balustrades, handrails, newels and moldings.

**INTERIOR TRIM REPAINTING OR RESTAINING**
Repainting or restaining trim that has been repaired is the homeowner’s choice and responsibility and is not covered by the warranty. The homeowner is also responsible for custom stain and paint colors that were applied subsequent to closing. Because of wood characteristics, color variations will result when stain is applied to wood. Paint is also unlikely to match surrounding areas due to the effects of time and dye lot variations. These conditions are normal and are not covered under the warranty.
FLOORING

UNEVEN WOOD SUBFLOOR
The builder, for a period of one year, will correct uneven wood subflooring exceeding 1/4 inch within any 4 foot measurement as measured perpendicular to any ridge or indentation. The builder will further correct floor slope that exceeds 1/240 of the room. Correction may include application of a flexible floor-fill underlayment. (For concrete subflooring see interior concrete and foundation in the warranty coverage section of this manual.)

FLOOR DEFLECTION
Floors will deflect or bend over time. This will be more noticeable next to hutches, bookcases, pianos, chairs, and other heavy furniture. This is not a structural deficiency and is not covered under the warranty.

FLOOR SQUEAKS OR POPS
Some floor and stair squeaks are unavoidable and therefore not covered under the warranty. Although the builder does not warrant against floor squeaks, a reasonable effort will be made to correct them, one time only, for a period of one year from the date of closing. However, absence of squeaks is not guaranteed.

HARDWOOD FLOOR GAPS, DEPRESSIONS & RIDGES
Gaps between hardwood floorboards normally fluctuate in areas where humidity varies. The homeowner is responsible for maintaining proper humidity levels in the home to minimize gaps between hardwood floorboards. Where gaps exceed 1/8 inch in floorboards 2 inches wide or smaller, the builder will repair for a period of one year.

The builder will also repair readily apparent depressions or ridges exceeding 1/8 inch for a period of one year. Consult the manufacturer’s warranty for any defects in the product.

Note: damage to hardwood floors through abuse caused by the homeowner such as heavy impact, sliding heavy objects, pet nails and high heels, is not covered under the warranty.

CARPET SEAMS & GAPS
It is normal for carpet seams to show. However, if gaps in carpet seams are readily visible from a standing position, the builder will repair it, one time only, for a period of one year.

LOOSE OR WRINKLED CARPET
The builder, for a period of one year, will re-secure wall-to-wall carpeting that has detached or loosened from the point of attachment.

CARPET COLOR, SPOTS OR FADING
The builder is not responsible for dye lot variations if carpet replacements are made. In cases where fading, staining or discoloration in the carpet occurs because of a carpet defect, it is not covered by the builder but may be covered by the manufacturer’s warranty. Check with the manufacturer for more information.
CRACKED OR LOOSENED TILE, BRICK, MARBLE AND STONE
Unless caused by the homeowner’s negligence, the builder, for a period of one year, will replace cracked tiles, bricks, marble or stone flooring which have detached from a surface. The builder is not responsible for discontinued patterns or color variations when replacing tile, brick, marble, stone flooring or grout. Hollow tiles occasionally occur and are not covered by the warranty.

TILE EDGES NOT EVEN
When adjacent marble or ceramic tile edges are not even with each other, they cause a deviation called “lippage.” The builder, for a period of one year, will repair lippage greater than 1/8 inch. Irregular tiles such as limestone, adoquin and mexican pavers are not covered by the warranty.

GROUT CRACKS
Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. For a period of 90 days after the closing date, one time only, the builder will repair cracks in the grout that exceed 1/8 inch, unless it was caused by the homeowner’s abuse or negligence. The builder is not responsible for color variations in grout or for discontinued colored grout.

LOOSE OR BUBBLED RESILIENT FLOOR
Vinyl flooring should not lift, bubble, detach or shrink from the perimeter. The builder, for a period of one year, will reattach loose or bubbled floor areas or replace floors where shrinkage occurs at the perimeter.

RESILIENT FLOORING RIDGES
Ridges may appear in vinyl flooring due to subfloor irregularities. The builder will repair ridges that exceed 1/8 inch from the floor for a period of one year. Ridging is measured by centering a six inch straight edge perpendicular to the ridge with one end tight to the floor.

RESILIENT FLOORING SEAM GAP
Gaps in vinyl flooring seams should not be visible from a standing position. The builder, for a period of one year, will repair gaps in seams that exceed 1/16 inch in width or gaps where dissimilar materials abut that exceed 1/8 inch. The builder will further correct curling seams unless the condition was caused by excessive water.

RESILIENT FLOORING NAIL POPS
The builder, for a period of one year, will repair nail pops on vinyl flooring that are readily visible from a standing position.

RESILIENT FLOORING PATTERNS MISALIGNED
Vinyl flooring patterns at seams between adjoining pieces should align. The builder, for a period of one year, will correct misaligned flooring.

RESILIENT FLOORING STAINS
Staining, fading or discoloration that occurs on the surface of vinyl flooring after the closing date is not covered by the warranty.
CABINETS, DRAWERS & COUNTERTOPS

CABINET GAPS
Gaps between cabinets and ceilings or walls should not exceed 1/8 inch. The builder, for a period of one year, will repair the gap with caulking, putty, scribe molding or by repositioning the cabinets.

CABINET & DRAWER WARP
The builder, for a period of one year, will repair cabinet doors and drawer fronts that are crooked or warped in excess of 1/4 inch as measured from the face frame to the furthermost point of warpage, with the door or drawer front in the closed position.

CABINET ALIGNMENT
The builder, for a period of one year, will repair cabinet door faces more than 1/16 inch out of line and cabinet corners more than 1/8 inch out of line.

WOOD CABINET FINISH VARIATION
The builder will not replace cabinets with variation in wood grain or color. Readily noticeable variations in grain and color are normal and characteristic in all wood or wood veneer selections. These variations are not considered a defect and are therefore not covered by the warranty.

CABINET DOOR WILL NOT STAY CLOSED
The builder, one time only, during a period of one year, will adjust cabinet door catches or closing mechanisms that do not hold the door in a closed position. Any subsequent adjustment is considered part of routine homeowner maintenance and is not covered by the warranty.

CABINET DOOR OR DRAWER BINDS
The builder, one time only, during a period of one year, will adjust cabinet doors and drawers that do not easily open or close. Any subsequent adjustment is considered part of routine homeowner maintenance and is not covered by the warranty. Issues beyond the one year period may be covered by the manufacturer’s warranty.

ALL SOLID SURFACE TOPS
The builder, for a period of one year, will repair cracked vanity tops at drains or along the countertop. Cracks, scratches or other damage caused by the homeowner are not covered by the warranty.

UNLEVEL COUNTERTOPS
Countertops shall be no more than 1/4 inch per eight feet out of level and no more than 1/4 inch out of level from front to back. If this condition exists, the builder, for a period of one year, will make appropriate adjustments.

COUNTERTOP SEAM GAPS & DELAMINATION
Laminated countertops will have one or more discernible seams. The builder, for a period of one year, will repair any gaps or differentials in laminated countertops that exceed 1/16 inch. The builder will furthermore repair delaminated high-pressure laminate countertops for a period of one year.
COUNTERTOP SURFACE DAMAGE
Excessive water exposure to laminate countertops can blister or warp countertops and exposure to extreme heat can burn and delaminate countertops. Damages resulting from exposure to excessive water or extreme heat are not covered by the warranty. The builder is also not responsible for burns, scratches or gouges to any kind of countertop, including cultured marble and granite. Correction of all of these conditions is the homeowner’s responsibility.

FIREPLACE AND CHIMNEY

FIREBOX LINING DAMAGE
The interior firebox area will become discolored and cracked from the heat of fire in the fireplace. This is normal and not covered by the warranty.

FIREPLACE SMOKE IN LIVING AREA
When fireplaces are used properly, smoke from the fireplace should not escape into living areas. In cases where smoke escapes into living areas because of improper installation or design, the builder, for a period of one year, will take appropriate corrective action. External factors, such as high winds, air pressure and trees, can cause negative draft situations. Make sure damper is fully opened. In cases where smoke enters the home due to improper use or environmental conditions, the builder is not responsible for damages caused by smoke.

WATER IN FIREBOX
It is common for water infiltration to occur into the firebox from the flue, especially during times of precipitation and wind. A certain amount of rainwater can be expected under certain conditions. Under the warranty, no action is required on the part of the builder.

PRE-FAB GAS FIREPLACE
The builder, for a period of one year, will repair any defects per the manufacturer’s specifications. Cleaning and replacement of embers will be the responsibility of the homeowner.

CRACKED CHIMNEY CAP OR CROWN
It is normal for chimney caps to crack due to expansion and contraction. The builder, for a period of one year, will replace any cracked chimney cap that is less than two inches thick and will fill any crack larger than 1/8 inch to minimize water intrusion.

CHIMNEY SEPARATION
Chimneys should not separate more than one inch in 10 feet from the attached structure. If a separation from the attached structure exceeds this measurement, the builder, for a period of one year, will determine the cause and correct the problem.
LANDSCAPE

LANDSCAPE HEALTH
Due to regional variances in temperature and terrain, the builder does not offer any warranty on lawns or landscaping beyond the materials and initial installation. If the lawn does not thrive due to neglect or mismanagement by the homeowner, or to severely dry or wet weather conditions, it is the homeowner’s responsibility to make all necessary corrections or replacements.

Any trees that were part of your home property prior to construction—trees that were not planted by the builder—are not warranted in any way.

DRIVEWAYS AND EXTERIOR CONCRETE SURFACES

ASPHALT CRACKS
For a period of one year, cracks that have occurred in your driveway under normal residential use exceeding 3/4 inch wide will be repaired by the builder. However, if cracks were caused by improper use such as heavy truck traffic, repairs are the responsibility of the homeowner.

ASPHALT DEPRESSIONS & SETTLING
Some settling of your driveway should be expected; settling next to your garage floor of up to 1.5 inches across the width of the driveway is normal. Settling or depressions elsewhere in the driveway of up to two inches in any eight foot radius are considered normal. For a period of one year, the builder will repair any depression or sunken areas in excess of the above conditions.

Extreme heat will also cause indentations and surface deterioration if cars or trucks are parked for long periods of time in the same location; indentations caused by the long term parking of cars, trucks or other heavy objects are not covered by the warranty.

ASPHALT & MASONRY COLOR VARIATION
Cracks and depressions in asphalt may be repaired by overlay patching. The builder is not responsible for the inevitable differences in color between the patch and the original surface. Seal coating can eliminate this cosmetic condition and is the homeowner’s responsibility. Variation in the masonry or brick colors should be expected from weather, oxidation, pollutants and repair work. Because of this, color variation in masonry driveways are not covered under the warranty.

EXTERIOR CONCRETE SPALLING
Spalling results from many chemicals, including salt and chemicals used to treat roads. Spalling can also result from exposure to chemicals such as fertilizers, radiator overflow, pet urine, salt and de-icing agents as well as repeated hosing. Exterior concrete it is not covered by the warranty and is the homeowner’s responsibility to maintain.

CONCRETE SETTLING
Garage floors, concrete sidewalks, walkways, patios, porches, stoops and steps should not settle, heave or separate from the house structure in excess of one inch in freezing climates or 3/8 inch in non-freezing climates. In cases where this occurs, the builder will, for a period of one year, repair damaged portions of the concrete, using methods at the builder’s discretion.
**EXTERIOR CONCRETE WATER PONDING**
After rain or melting ice/snow runoff from the roof ceases, water ponding should not exist on concrete sidewalks, walkways, steps, porches or patios for more than 24 hours. In the event that water ponding exceeds 1/4 inch per 4 feet beyond this 24 hour period, the builder will, for a period of one year, take discretionary corrective action.

**COMMON AREA SIDEWALKS**
Community sidewalks and concrete walkways are not covered by the warranty. Please refer to your community guidelines or deed restrictions for details on sidewalk maintenance and repairs.

**EXTERIOR CONCRETE PAVERS**
Surface variances greater than 1/2 inch per 4 feet will be repaired for a period of one year by the builder. Due to the nature of the product, irregularities in the shape, color, texture, size and finish can be expected; these variances are not covered by the warranty.

**EXTERIOR CONCRETE CRACKS**
Cracks are to be expected in concrete sidewalks, walkways, stoops, steps, porches and patios due to curing, as well as expansion and contraction. For a period of one year, one time only, the builder will repair cracks in sidewalks exceeding 1/2 inch in width or vertical displacement as well as cracks in your property’s walkways, stoops, steps, porches and patios exceeding 1/4 inch in width or 1/8 inch in vertical displacement. Any subsequent repairs to concrete surfaces are the homeowner’s responsibility after this one time repair. The builder can recommend contractors if you wish to have a concrete slab replaced; however, this is not recommended because new concrete slabs will crack as well.

**EXTERIOR CONCRETE COLOR VARIATION**
Variation in exterior concrete surfaces should be expected from weather, oxidation, pollutants and repair work. Because of this, color variation in concrete surfaces is not covered under the warranty.

**FLOATING CONCRETE SLABS**
Concrete slabs are floating, and not attached to your home’s foundation. Because these slabs are not a load-bearing element, they are excluded from the structural warranty coverage.

**OUTDOOR**

**UNLEVEL DECK**
The builder, for a period of one year, will repair wood decking that is out of level more than 1/4 inch per four feet.

**EXTERIOR WOOD IMPERFECTIONS**
Wood for exterior railings, decks or stairs will include imperfections such as knots, cupping, cracks, twisting and minor checking; these are normal and removal of such imperfections is not covered by the warranty. Color variation in wood, or in the way wood takes stain, is also normal and not covered under the warranty.
APPLIANCES

CHIPPED OR SCRATCHED APPLIANCES
Your home’s porcelain, glass, appliance and kitchen/bath surfaces are inspected and free of chips and scratches at the time of closing. It is the homeowner’s responsibility to maintain their surfaces according to manufacturer’s guidelines. Subsequent scratches and chips are not covered by the warranty.

MALFUNCTIONING APPLIANCE
Kitchen, laundry and bar appliances that fail to function per the manufacturer’s specifications will be addressed by the individual manufacturers under the manufacturer’s warranties. Please contact them directly to report any defects or issues.