



Warranty Process and Performance Standards

Effective 05-04-15

Classica Homes Warranty Process and Performance Standards

Classica Homes Warranty Process and Performance Standards

Scope: .

This guide is intended to provide an explanation of Classica Homes' warranty and how it applies to your home. We recognize that it is impossible to anticipate and describe every attention needed for good home care. We focused on items that homeowners commonly ask about. The subjects are listed in alphabetical order to make finding answers to your questions convenient. Because we offer home buyers a variety of floor plans and optional features, this manual may discuss components that are not present in your home. The care and maintenance tips provided herein are for informational purposes only and are not intended to supersede any manufacturer's Use and Maintenance guidelines. Always consult manufacturer's recommendations for cleaning, use and maintenance and hire a licensed and insured contractor for work outside of your warranty. If you are unsure of who to contact, we will be happy to recommend an appropriate contractor to you. Note that work you have completed post- closing may void manufacturers and/or Classica Homes warranties.

Classica Homes Warranty Process and Performance Standards

Table of Contents

Limited Warranty Agreement-Sample	7
Warranty Process.....	12
Air Conditioning	21
Alarm System	25
Appliances.....	26
Asphalt	28
Attic Access	30
Brick	31
Cabinets	32
Carpet.....	34
Caulking & Sealants.....	38
Ceramic Tile.....	39
Concrete & Concrete Flatwork	41
Condensation	45
Countertops	47
CLOSED CONDITIONED CRAWL.....	50
Damp-proofing & Waterproofing	53
Decks.....	54
Doors and Locks	56
Drywall	59
Easements.....	61
Electrical System	62
Expansion and Contraction.....	66
Fencing.....	67
Fireplace.....	69
Foundation Walls	73
Garage Overhead Door	75
Gas Shut-Offs	77
Ghosting.....	78
Grading and Drainage	79

Classica Homes Warranty Process and Performance Standards

Gutters and Downspouts	82
Hardware	84
Hardwood Floors.....	85
Heating System: Gas Forced Air	89
Heating System: Heat Pump	93
Insulation	96
Landscaping.....	97
Mildew/Mold	103
Mirrors	104
Paint and Stain	105
Pests and Wildlife.....	108
Phone Jacks/Outlets.....	109
Plumbing	110
Property Boundaries	118
Railings	119
Resilient Flooring	120
Roof.....	122
Rough Carpentry	124
Septic System	126
Shower Doors or Tub Enclosures	128
Siding.....	129
Smoke Detectors.....	131
Stairs	132
Stucco.....	133
Sump Pump.....	134
Termites	135
Ventilation.....	136
Water Heater: Electric	138
Water Heater: Gas	140
Windows, Screens, and Sliding Glass Doors	142

Classica Homes Warranty Process and Performance Standards

Wood Trim145

Limited Warranty Agreement-Sample

05-04-2015

Classica Homes, LLC, (hereafter, "Builder") enters into the following Limited Warranty Agreement with **Mr. and Mrs. Customer** (hereafter, "Owner"), who contracted with Builder for a home (and property, if applicable) located at **Lot ____ The Community, 5000 Your Street, Charlotte, NC _____** (hereafter, the "Home"). This Limited Warranty Agreement in its entirety is hereafter referred to as the "Limited Warranty".

I. ONE YEAR LIMITED WARRANTY

A. One Year Limited Warranty. Builder warrants to Owner that the Home will be free from defects in materials and workmanship resulting in material noncompliance with Builder's **Warranty Process and Performance Standards** ("Standards") as of the date of this Limited Warranty (the "One Year Limited Warranty"). The Standards can be found on Builder's website, www.classicahomes.com/warranty or a hard copy can be requested by calling Builder's office during regular business hours.

BUILDER SPECIFICALLY EXCLUDES ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY AND HABITABILITY.

B. One Year Limited Warranty Period. The One Year Limited Warranty shall terminate one (1) year after (i) the date on which the Home is conveyed by Builder to Owner, if the Home is conveyed together with the above-referenced property, or (ii) the date on which a certificate of occupancy for the Home is issued by the governmental authority having jurisdiction over construction of the Home if the Home was constructed on property owned by Owner at the time construction of the Home commenced (as applicable, the "One Year Limited Warranty Period").

C. Warranties of Components. Builder shall assign and deliver to Owner all guarantees and warranties of components comprising the Home to the extent same are assignable. Owner shall be responsible for compliance with any notice and claim procedures set forth therein.

D. Builder's Obligations. If a defect covered under Paragraph A above occurs and is properly reported to Builder during the One Year Limited Warranty Period, Builder agrees to repair, replace or pay Owner the reasonable cost of repairing or replacing the defective item within a reasonable time following receipt of written notice of the defect from Owner.

1. Manner of Performance. Builder will perform its obligations under the One Year Limited Warranty in accordance with the Standards. The choice among repair, replacement or payment is Builder's in Builder's sole discretion. All repairs by Builder shall be at no charge to Owner and shall be performed within a reasonable period of time.

II. TEN YEAR LIMITED STRUCTURAL WARRANTY

A. Ten Year Limited Structural Warranty. Builder warrants to Owner that the Home will be free from Major Structural Defects to Load Bearing Elements as defined below (“Ten Year Limited Structural Warranty”).

B. Ten Year Limited Structural Warranty Period. The Ten Year Limited Structural Warranty shall terminate ten (10) years after the applicable date described in I.B. above (“Ten Year Limited Structural Warranty Period”).

C. Builder's Obligations. During the Ten Year Limited Structural Warranty Period, Builder will repair, or cause to be repaired at Builder’s expense within a reasonable time following receipt of written notice of the defect from Owner, Major Structural Defects to Load Bearing Elements as defined below.

1. Major Structural Defects to Load Bearing Elements. For the purposes of this Limited Warranty, Major Structural Defects to Load Bearing Elements means *actual* damage to the load bearing elements of the Home which causes the Home to be unsafe for single-family residential dwelling purposes.

2. Load-Bearing Elements. The following load bearing elements are expressly covered under the Ten Year Limited Structural Warranty: Foundation systems and footings; beams; girders; lintels; columns; interior load bearing floor framing systems; roof framing systems.

III. OWNER'S OBLIGATIONS

A. Reporting to Builder. Except in case of emergency, Owner must notify Builder in writing of the existence of any defect before Builder is responsible for the correction of that defect. AS A CONDITION TO BUILDER’S OBLIGATIONS HEREUNDER, WRITTEN NOTICE OF A COVERED DEFECT MUST BE RECEIVED BY BUILDER PRIOR TO THE EXPIRATION OF THE ONE YEAR LIMITED WARRANTY PERIOD OR TEN YEAR LIMITED STRUCTURAL PERIOD, AS APPLICABLE, ON THAT DEFECT. Owner will not bring any action at law or in equity against the Builder for failure to remedy any defect about which the Builder has not received timely notice in writing.

B. Maintenance and Care of Home. Owner must provide normal maintenance and proper care of the Home according to the Standards.

C. No Extension of Limited Warranty Periods. Any steps taken by Builder to correct defects shall not extend the One Year Limited Warranty Period or the Ten Year Limited Structural Warranty Period, as applicable.

D. Builder's Access. Owner must provide access to the Home to Builder during normal business hours to inspect reported defects and, if necessary, to take corrective action.

E. Home Inspection Reports. Owner is responsible for expenses associated with home inspection reports on the Home.

IV. LIMITS ON WARRANTY

A. Transferable. This Limited Warranty will transfer in its entirety, as previously outlined (including all limitations), to all subsequent owners who take title to the Home and use the Home as such owner's personal residence only. Transfer shall not extend either the One Year Limited Warranty Period or the Ten Year Limited Structural Warranty Period.

B. Consequential, Special Speculative and Incidental Damages Waived. CONSEQUENTIAL, SPECIAL, SPECULATIVE AND INCIDENTAL DAMAGES ARE NOT COVERED BY THIS LIMITED WARRANTY (this includes, but is not limited to, loss of the use of the Home) and are hereby waived by Owner.

C. Other Warranties and Insurance. In the event Builder repairs or replaces or pays for repairing or replacing any defect covered by this Limited Warranty for which the Owner is covered by insurance or a warranty provided by another party ("Other Coverage"), Builder will be automatically subrogated to the rights of Owner under the Other Coverage and Owner must, upon request of Builder, assign the proceeds of such Other Coverage to Builder to the extent of the cost to Builder of such repair or replacement.

D. Other Exclusions. This Limited Warranty does not cover any defects, damage, injury or loss not included in the Standards, and specifically does not cover:

1. Defects in items not part of the Home as constructed by Builder, or not resulting in actual loss or physical damage to the Home;
2. Defects to fences, outbuildings, swimming pools, concrete floors built separate from foundation walls, retaining walls, or other structures not integral to the structure of the Home;
3. Injury or damage of any kind to persons or personal property not otherwise specifically covered by this Limited Warranty, or damage to real property not part of the Home;
4. Defects which Owner fails to timely report to Builder in writing, or which Owner fails to take timely action to minimize loss or damage;
5. Defects for which compensation is provided for by state or federal legislation or other public funds to the extent that such compensation is paid for by those other sources.
6. Defects caused or worsened by any cause other than defects in materials or workmanship, including, but not limited to:
 - (a) Normal wear and tear of the Home;

Classica Homes Warranty Process and Performance Standards

(b) Negligence, improper or insufficient maintenance, improper action or inaction, abnormal use of the Home (including abnormal loading of floors), or willful or malicious acts by any party other than Builder, or its employees, agents or subcontractors (hereinafter collectively referred to as Builder's "Agents");

(c) So-called acts of God, including, but not limited to, fire, explosion, smoke, water escape, wind driven water, glass breakage, freezing, windstorm, hail, falling trees, lightning, changes not reasonably foreseeable in the level of the underground water table, aircraft, vehicles, flood and earthquake;

(d) Radon gas or toxic substances of any kind;

(e) Insects or animals;

(f) Defects resulting from glass breakage unless caused by Builder or its Agents;

Changes in grading or drainage patterns or excessive watering of the Owner's property not directly caused by Builder or its Agents, or changes in the grading or drainage patterns or excessive watering of the adjacent property by any party; or

(h) The failure of anyone other than Builder or its Agents to comply with the requirements of this Limited Warranty or the requirements of any Product Warranties.

This Limited Warranty excludes items normally covered by homeowner's insurance. If questions arise concerning homeowner's insurance coverage, Owner must contact Owner's insurance agent.

V. TERMS, CONDITIONS AND DEFINITION OF EMERGENCY

A. Definition of Emergency. The following definition of Emergency shall apply to this Limited Warranty and the Standards:

Emergency. Emergencies include: total loss of heat when outside temperature is below 50 degrees F, total loss of electricity, total loss of water; a plumbing leak that requires the entire water supply to be shut off; gas leak; or any situation that endangers the occupants of the Home.

B. Notice. All notices to Builder and Owner must be sent by mail, postage prepaid to the addresses listed below:

Owner: Mr. and Mrs. Customer
3000 Their Avenue
Charlotte, NC _____

Builder: Classica Homes, LLC
2215 Ayrsley Town Boulevard, Suite G
Charlotte, North Carolina 28273

C. Amendments. Any amendment to this Limited Warranty must be in writing and signed by Owner and Builder.

Classica Homes Warranty Process and Performance Standards

D. Time is of the Essence. With respect to all time periods and dates contained in this Limited Warranty, time is of the essence.

E. Merger. This Limited Warranty (including all Exhibits hereto) represents the entire Limited Warranty. All prior and contemporaneous discussions between the parties are merged herein and are not binding on either party.

F. Severability. Should any court of competent jurisdiction determine that any provision of this Limited Warranty is unenforceable, such determination shall not affect the enforceability of the remaining provisions of this Limited Warranty.

Dated the _____ day of _____, _____.

Owner: _____

Builder: Classica Homes LLC

By: _____

Warranty Process

Limited Warranty Agreement

You will receive a signed Limited Warranty Agreement with your Purchase Agreement. The “One Year Limited Warranty” shall terminate one (1) year after (i) the date on which the Home is conveyed by Builder to Owner, if the Home is conveyed together with the above-referenced property, or (ii) the date on which a certificate of occupancy for the Home is issued by the governmental authority having jurisdiction over construction of the Home if the Home was constructed on property owned by Owner at the time construction of the Home commenced (as applicable, the “One Year Limited Warranty Period”). The Ten Year Limited Structural Warranty shall terminate ten (10) years after the applicable date described above in (i) and (ii).

A copy of the Limited Warranty Agreement as well as the related Builder Warranty Service Program/Home Owner’s Use and Maintenance Guide can be found on our website at www.classicahomes.com/warranty/

Please read through this information carefully, as well as the service procedures and guidelines discussed on the following pages. If you have any questions, please contact our warranty department.

Classica Homes Limited Warranty Guidelines

While we strive to build a defect-free home, we are realistic enough to know that, with repeated use, an item in the home may fail to perform as it should. When this occurs, we will make necessary corrections so the item meets our warranty guidelines. In support of this commitment, Classica Homes provides you with a limited warranty.

1. A Classica Homes’ home is a dynamic product that requires care which should be maintained by the owner.
2. For a Classica Homes’ Signature Home, licensed builders and professionals have pre-selected specific products or selections to complete your home.
3. Materials used to build and finish your home should only be expected to perform within their individual natural ability.

Corrective Actions

In addition to the information contained in the Limited Warranty Agreement itself, this manual includes details about the criteria we will use to evaluate concerns you report. The purpose is to let you know what our warranty commitment is for typical concerns that can come up in a new home. The manual describes the corrective action we will take in many common situations.

Qualifying Warranty Repairs

Our criteria for qualifying warranty repairs are based on typical industry practices in our region and meet or exceed those practices. Please note that we reserve the right, at our discretion, to exceed these

Classica Homes Warranty Process and Performance Standards

guidelines if common sense or individual circumstances make that appropriate, without being obligated to exceed all guidelines to a similar degree or for other homeowners whose circumstances are different.

We Sometimes Say No

With a product as complex as a home, different viewpoints regarding which tasks are homeowner maintenance responsibilities and which are Classica Homes warranty responsibilities are possible. If you request warranty service on a maintenance item, we will explain to you the steps you should take to care for the item. We are available to answer your home-care questions during and after your warranty period. Providing normal maintenance for your home is your obligation and responsibility.

Warranty Reporting Procedures

Providing warranty service for a new home is more complicated than for other products. When you purchase your home, you actually purchase hundreds of items and the work of 35 to 50 independent trade contractors. With so many details and people involved, a planned system is essential.

Our warranty service system is designed based on your written report of non-emergency items. This provides you with the maximum protection and allows us to operate efficiently, thereby providing faster service to all homeowners. Emergency reports are the only service requests we accept by phone. Please submit all non-emergency service requests at www.classicahomes.com/warranty/. Your Username and Password will be provided to you at your home orientation meeting and again at your home closing.

Please keep a copy of your warrant request for your records. This system permits Classica Homes' personnel to focus their time most efficiently, producing results for you and providing follow-up. Experience has taught us that accuracy and efficiency suffer when we work outside this system and sacrifice careful documentation.

Warranty Service requests can begin immediately following closing, but it is recommended to wait at least 60 days to become comfortable in your new home. Please take the time to review all your Home Owner Companion Manual documentation so to better understand expectations and material performances. After your review of this document, please submit your requested repair items online. Our warranty department team will input into our database and review your requests for approval per your Limited Warranty Agreement and inform you in writing about those items that are excluded from coverage. Scheduling of the approved items will begin once an agreed scope of work is defined between Classica Homes LLC and homeowner. Our goal is to complete all approved warranty repair requests within 30 business days. If our warranty department team or trade partners can not schedule, within 30 business days, due only to homeowner personal conflict in scheduling, then our warranty team will restart the repair process flow as a new data list entry date, thereby starting over on scheduling and our cycle time goal of completing with 30 business days. Therefore, we encourage you to please maintain open communication as much as possible so we can provide you with the customer service you come to expect from Classica Homes, LLC

Post Closing Warranty Manager/Owner Follow-up Meeting

At the Homeowners request, a post closing meeting will be scheduled to review the Classica Homes Warranty Process and Performance Standards and outline the process of warranty service and checklists.

Classica Homes Warranty Process and Performance Standards

A Classica Representative will schedule a time at your convenience to explain the warranty coverage and process so to better serve our clients.

Warranty Service Requests

For your convenience and in order for our service program to operate at maximum efficiency, we suggest that you wait 60 days before submitting a warranty list for non-emergency items. This will allow sufficient time for you to become settled in your new home and to use most components repeatedly.

1. For better response and cycle time, we require that you submit warranty requests online at www.classicahomes.com/warranty/.
2. A Warranty representative will contact you to schedule a meeting to review the list of items, if needed, upon receipt of home owners concerns and to agree upon a scope of repair work.
3. Our Warranty representatives and/or Trade Partner(s), will contact you to try and schedule a convenient time to begin repairs for both our team and trade partners.
4. Classica Homes, LLC will follow up with a Warranty Survey report each time a warranty request is completed. Please return to us as it is **very important** to our team's continued success.
5. These same Warranty service procedures will continue throughout your Limited Warranty Agreement as outlined within this Warranty Process.

Warranty Item Processing Procedures

When we receive a warranty service request, we may contact you for an inspection appointment. Warranty inspection appointments are available Monday through Friday, 8:00 a.m. to 4:30 p.m. We inspect the items listed in your written request to confirm warranty coverage and determine appropriate action. Generally, reported items fall into one of three categories:

- Trade contractor item
- In-house item
- Home maintenance item

If a trade contractor or an in-house employee is required to perform repairs, we issue a warranty work order ticket describing the situation to be addressed. If the item is home maintenance, we will review the maintenance steps with you and offer whatever informational assistance we can. If the inspection step is unnecessary, we will issue the needed work orders and notify you that we have done so.

Home Expectations & Material Performances for the Life of Your Home

Interior

- Interior wood materials – Shrinkage & humidity control
- Drywall imperfections – Impossible to finish perfect and keep perfect
- Appliances – Deal directly with manufacturers, Classica to be a contact for documentation only
- Hardwood floors – Excellent topical coating, but “will” scratch, dent, expand and contract
- Hardwood floors – Due to the nature of wide width plank (3” and wider), some minor width variation is to be expected and not considered a defect.
- Floor noises – Impossible to completely remove all floor noises in a home

Classica Homes Warranty Process and Performance Standards

- Carpet – Some carpet seams may be visible
- Granite, marble and composite stones – Stones can scratch & stain
- Windows – Inspect periodically for water leaks and thermal sills broken
- Sealants & caulking – This is a maintenance material that will break down
- HVAC System – Change your air filters on a frequent basis
- HVAC Systems- Bi- Annual Service agreements are recommended starting the day of closing. Failure to maintain your systems can result in manufacturer's denying warranty claims with out proof of homeowner maintenance. (IE: New cars need the oil changed every 3000 miles or 3 months)
- Cabinets – Warped doors and failed hardware
- Tile grout – Cracks in grout larger than 1/8" are not acceptable
- Paints & stains – Some are difficult to match and touch-up
- Paints & stains – UV exposure can discolor, fade and deteriorate

Exterior

- Water management – Always keep water away from your house
- Water management – Keep gutters and downspouts free of debris
- Crawlspace – Area should always be free of water and high moisture levels
- Brick veneer – Periodically check for large exterior cracks
- Brick veneer – Large cracks are anything over 1/4" in width
- Brick pavers – Pavers can chip on the edges
- Brick pavers – Pavers can break, but should not unless mistreated
- Sealants & caulking – UV exposure will break down sealants over time
- Sealants & caulking – This material is a maintenance item
- Concrete – Will crack by nature and is typically a non-structural normal characteristic
- Stucco – This material will crack by nature and is a non-structural cladding system
- Stucco – Cracks exceeding 1/8" are considered excessive
- Roofing – Asphalted shingles generally have long service life
- Roofing – Asphalted shingles do get brittle over time and can break
- Other roofing materials – Refer to manufacturers recommendations
- Siding – Natural or Manmade sidings will move thermally or shrink
- Landscaping is directly warranted thru the trade partner. See Landscape performance standard.

Manufacturer Literature

Please take time to read the literature (warranties, use and care guides) provided by the manufacturers of consumer products and other items in your home. The information contained in that material is not repeated here. Although much of the information may be familiar to you, some points may differ significantly from homes you have had in the past.

We make every effort to keep the information in this manual current. However, if any detail in our discussion conflicts with the manufacturer's recommendations, you should follow the manufacturer's recommendations.

Activate specific manufacturer's warranties by completing and mailing any registration cards included with their materials. In some cases, manufacturer's warranties may extend beyond the first year and it is in your best interest to know about such coverage.

Help Us to Serve You

We can provide service faster and more accurately if we have all the necessary information. With your warranty request, please include:

- A complete description of the problem, for example, "guest bath—cold water line leaks under sink," rather than "plumbing problem."
- Information about your availability or the best days or times to reach you. For instance, if calling you at work is acceptable, let us know. Otherwise, we will use your home phone number. If you are usually home on Thursday, mention that.

Access to Your Home

Classica Homes conducts inspections of interior warranty items only when an adult is available to accompany our representative and point out the items you have listed. Both our in-house service technicians and those of our trade contractors will likewise perform repairs only when an adult is available to admit them to your home. An adult is a person 18 or older who has your authorization to admit service personnel and sign completed work orders.

We do not accept keys, nor will we permit our trade contractors to accept your key and work in your home without an adult present. While we recognize that this means processing warranty service items may take longer, we believe your peace of mind and security should be our first concern.

Exterior Items

Exterior items can usually be inspected and repaired without an adult present, provided access is available (for instance, no locked gate). However, we will contact you to let you know that we made a site visit. If you prefer to meet with us and discuss the item(s) in question, we are happy to arrange an appointment to do that.

Repair Appointments

Depending on the work needed, at the conclusion of the inspection appointment, the warranty representative will most likely ask you to designate a *work date*. This time frame allows us to notify appropriate trades people and arrange for most repairs to occur on the same day.

Although on occasion work must occur in sequence and more than one work date might be needed, this system works well in the majority of situations. Once work date appointments are set, we confirm them the day before and our warranty team follows up to confirm repairs are completed on a weekly basis.

Inspection and Work Hours

Many homeowners ask whether evening and weekend appointment times are available. Classica Homes understands the desire for appointments outside normal business hours. We recognize the

Classica Homes Warranty Process and Performance Standards

trend to services being available "24/7" in many businesses. However, in investigating how such appointments could be arranged, we discovered many factors that make extended service hours impractical.

- A significant portion of repairs require daylight for proper execution. This applies to drywall, paint, and exterior work of almost any type.
- We also found that most of the 35 to 50 independent trade contractors who helped us build your home—many of whom operate as small companies—were unable to work all week and also be available for extended hours. Therefore, the few repairs that could be performed in off-hours failed to eliminate the need for repair appointments during normal hours.
- Administrative staff and supervisors would need to be available to answer questions. Having some personnel work extended hours meant being short staffed during normal business hours.

Our warranty hours will be as follows:

- Administrative staff: Monday through Friday, 8:00 a.m. until 5:00 p.m.
- Inspection appointments: Monday through Friday, 8:00 a.m. until 4:30 p.m.
- Work appointments: Monday through Friday, 8:00 a.m. until 3:00 p.m.

Evening and weekend appointments are reserved for emergency situations. We appreciate your understanding and cooperation with these policies.

Pets

Classica Homes respects the pets that many homeowners count as members of their households. To prevent the possibility of an animal getting injured or lost, or giving in to its natural curiosity about tools and materials used for repairs, we ask that you restrict all animals to a comfortable location during any warranty visit, whether for inspection or warranty work. This policy is also for the protection of our employees and trades personnel. We have instructed Classica Homes and trades personnel to reschedule the appointment if pets have access to the work area.

Your Belongings

In all work that we perform for our homeowners we are concerned that their personal belongings be protected. When warranty work is needed in your home, we ask that you remove vulnerable items or items that might make performing the repair difficult. Classica Homes and trade personnel will reschedule the repair appointment rather than risk damaging your belongings.

Surfaces

We expect all personnel who work in your home to arrive with appropriate materials to cover the work area, protecting it from damage and catching the dust or scraps from the work being performed. Similarly, all personnel should clean up the work area, removing whatever excess materials they brought in.

Repair personnel will routinely check the work area for any existing damage to surfaces. They will document any scratches, chips, or other cosmetic damage prior to beginning repairs to avoid any later disagreement about how and when such damage occurred.

Signatures on Work Orders

Signing a work order acknowledges that a technician worked in your home on the date shown and with regard to the items listed. It does not negate any of your rights under the warranty nor does it release us from any confirmed warranty obligation.

-If you are dissatisfied with any service we provide, you can note that on the work order or call or email the warranty office with your feedback. We will review your concerns and determine whether our requirements have been met.

Completion Time

Regular review of outstanding work orders is part of our office routine. Checking with trades and homeowners alike, we strive to identify the cause for delays and get all warranty work completed within an appropriate and reasonable amount of time.

We intend to complete warranty requests within 30 business days of the approved inspection and agreed scope of work by both Classica Homes LLC and owner, unless you are unavailable for access. If a back-ordered part or similar circumstance causes a delay, we will let you know. Likewise, when weather conditions prevent the timely completion of exterior items, we track those items and follow up to ensure that they are addressed when conditions are right. This can mean a wait of several months.

Missed Appointments

Good communication is key to successful completion of warranty items. We strive to keep homeowners informed and to protect them from inconvenience. One of our challenges in this regard is when unexpected events sometimes result in missed appointments.

If a Classica Homes employee or a trade person will be late, he or she should contact you as soon as the delay is recognized, offering you a choice of a later time the same day or a completely different appointment. If you must miss an appointment, we appreciate being alerted as soon as you realize your schedule has changed. We can put work orders on "hold" for 30 business days and re-activate them when your schedule offers a better opportunity to arrange access to the home.

Emergency Service

While emergency warranty situations are rare, when they occur, prompt response is essential. Troubleshooting tips appear in this manual for several of your home's components:

- Electrical
- Heat system
- Plumbing
- Gas Leak

Classica Homes Warranty Process and Performance Standards

Please refer to the individual categories to review these hints; you will find them at the end of the corresponding sections. Often the appropriate action can solve a problem immediately or mitigate the situation until a technician arrives.

If your review of the troubleshooting tips fails to solve the problem, please contact Classica Homes' warranty office, during business hours.

After hours, or on weekends or holidays, call the necessary trade contractor or utility company directly. Their phone numbers are listed on the Emergency Phone Numbers sheet you receive at orientation. We will also provide a laminated copy of the list at your home closing. We suggest that you keep this Emergency Phone Numbers sheet in an easily accessible location, e.g. secured inside a kitchen cabinet, near your phone.

Our trade contractors or local utility companies provide emergency responses to the following conditions:

- Total loss of heat when the outside temperature is below 50 degrees F
- Total loss of electricity
- Total loss of water
- Plumbing leak that requires the entire water supply to be shut off
- Gas leak

Note that if a service (gas, electricity, water) is out in an entire area, attention from the local utility company is needed. Trade contractors are unable to help with such outages.

Roof Leak

While we agree with homeowners that a roof leak is indeed an emergency, the reality is that repairs cannot safely or effectively be performed while the roof is wet. During business hours, contact our office with the information, take appropriate steps to mitigate damage, and we will follow up when conditions make repairs possible. (See *Roof* for more details.)

Other Emergencies

In addition to emergency situations covered by our limited warranty, be prepared for other kinds of emergencies. Post phone numbers for the fire department, police, paramedics, and poison control near phones in your home. Have companies in mind in the event you need a locksmith, water extraction, glass breakage repair, or sewer router service. If you are new to the area, neighbors may be able to recommend good service providers. Introduce your children to neighbors who might be available to help in an emergency if you are not home.

Kitchen Appliance Warranties

Appliance warranties are generally for one year from closing, warranted directly through the manufacturer as well as repairs; refer to the literature provided by the manufacturer for complete information. Remember to mail in any registration cards you receive with manufacturer materials. Being in the manufacturer's system assures that in the event of a recall the company can contact you and arrange to provide the needed correction.

Warranty Service Summary

The many details of warranty coverage can be confusing. We hope this summary of key points will help. If you do not know whom to contact, call our warranty office or Email warranty@classicahomes.com and we will guide you.

Warranty Hours

- Administrative staff: Monday through Friday, 8:00 a.m. until 5:00 p.m.
- Inspection appointments: Monday through Friday, 8:00 a.m. until 4:30 p.m.
- Work appointments: Monday through Friday, 8:00 a.m. until 3:00 p.m.

Appliances

Contact the manufacturer directly with model and serial number, closing date, and description of problem. Refer to your Appliance Service information sheet.

Emergency

First, check the troubleshooting tips under several individual headings in this manual. If those tips do not solve the problem, please contact our office during business hours (Monday through Friday, 8:00 a.m. until 5:00 p.m.).

After business hours or on weekends or holidays, contact the trade or appropriate utility company directly using the emergency numbers you receive at your orientation.

Non-emergency

Submit your list of items through the customer portal at www.classicahomes.com/warranty. Your Log-in and Password are provided on the same list as the Emergency Numbers given to you at your home orientation and your home closing.

Storm Damage or Other Natural Disaster

Contact your homeowner's insurance agent immediately. Contain damage as much as possible without endangering yourself. In extreme situations, photograph the damage.

Air Conditioning

Homeowner Use and Maintenance Guidelines

Air conditioning can greatly enhance the comfort of your home, but if it is used improperly or inefficiently, wasted energy and frustration will result. These hints and suggestions are provided to help you maximize your air conditioning system.

Your air conditioning system is a whole-house system. The air conditioning unit is the mechanism that produces cooler air. The air conditioning system involves everything inside your home including, for example, drapes, blinds, and windows.

Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows.

Time is very important in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat.

For example, if you come home at 6:00 p.m. when the temperature has reached 90° F and set your thermostat to 70° F degrees, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the whole day, the sun has been heating not only the air in the house, but the walls, the carpet, and the furniture. At 6:00 p.m. the air conditioning unit starts cooling the air, but the walls, carpet, and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain the cooler temperature. The temperature setting may then be lowered slightly when you arrive home, with better results. Once the system is operating, setting the thermostat at 60 degrees will *not* cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit.

Adjust Vents

Maximize air flow to occupied parts of your home by adjusting the vents. Likewise, when the seasons change, readjust them for comfortable heating.

Compressor Level

Maintain the air conditioning compressor in a level position to prevent inefficient operation and damage to the equipment.

See also Grading and Drainage.

Manufacturer's Instructions

The manufacturer's manual specifies maintenance for the condenser. Review and follow these points carefully. Since the air conditioning system is combined with the heating system, follow the maintenance instructions for your furnace as part of maintaining your air conditioning system.

Temperature Variations

Temperatures may vary from room to room and floor to floor by no more than 4 degrees Fahrenheit. This is due to such variables as floor plan, orientation of the home on the lot, type and use of window coverings, and traffic through the home.

Troubleshooting Tips: No Air Conditioning

Before calling for service, check to confirm:

- Thermostat is set to "cool" and the temperature is set below the room temperature.
- Check underneath air handler unit to ensure that condensation drain line has not clogged, and thereby causing the condensation pump to shut off system automatically.
- Blower panel cover is installed correctly for the furnace blower (fan) to operate. Similar to how a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to turn on. If the button is not pushed in, the furnace will not operate.
- Air conditioner and furnace breakers on the main electrical panel are on. (Remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- 220 switch on the outside wall near the air conditioner is on.
- Switch on the side of the furnace is on.
- Fuse in furnace is good. (See manufacturer literature for size and location.)
- Filter is clean to allow air flow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- Air conditioner has not frozen from overuse.
- On Basements and crawlspaces: Check to make sure GFCI outlet on condensate pump is working.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

The air conditioning system should maintain a temperature of 78° F or a differential of 20° from the outside temperature, measured in the center of each room at a height of 5 feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor Classica Homes guarantee this.

Compressor

The air conditioning compressor must be in a level position to operate correctly. If it settles during the warranty period, Classica Homes will correct this.

Coolant

The outside temperature must be 50° F or higher for the contractor to add coolant to the system. If your home was completed during winter months, this charging of the system is unlikely to be complete and will need to be performed in the spring. Although we check and document this at orientation, your call to remind us is welcome in the spring.

Non-emergency

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

Performance Standards

When air conditioning is included in the home, the system should be capable of maintaining a temperature of 78° F or a differential of 20° from the outside temperature in summer measured in the center of each room at a height of five (5) feet above the floor. Lower temperature settings are often possible but are not promised by the manufacturer or Builder. The A/C compressor should be maintained in a level position. (See Section 9 - "Grading & Drainage" for more information regarding settling.)

Oilcanning: The stiffening of the ductwork and the gauge of the metal used shall be such that ducts do not "oilcan." The booming noise caused by "oilcanning" is not acceptable and will be corrected if reported in the first year.

Items Excluded Under One-Year Warranty

Maintenance and Minor Adjustments: The Owner will be responsible for balancing registers and minor adjustments. Owners should follow all manufacturers' requirements. Many of our HVAC contractors provide a yearly maintenance program.

Why is it important to have regular maintenance on my home comfort system?

You wouldn't buy a brand-new car and expect to never have to put air in the tires, change the oil and check out any unusual noises, would you? In the same way that an automobile requires periodic maintenance for optimal performance, a home comfort system should be regularly inspected by a qualified technician. ***Maintenance Documentation may be required for warranty parts to be reimbursed by manufacturer during warranty period starting from date of closing.***

Note that the outside temperature must be 50° F or higher for Freon to be added to the system.

Classica Homes Warranty Process and Performance Standards

Condensate Lines: Condensate lines will clog eventually under normal use. This is an Owner maintenance item and is not covered by warranty. Builder shall provide unobstructed condensate lines at time of first occupancy. Condensate lines would be covered under most yearly maintenance programs.

Noisy Ductwork: Like other materials, metal expands when heated and contracts when cooled. The result is "ticking" or "crackling" which is generally to be expected. Builder takes no responsibility for this normal occurrence.

Alarm System

Homeowner Use and Maintenance Guidelines

If your home selections included an alarm system, you will arrange for the final connection and activation after you move-in. The alarm company will demonstrate the system, instruct you in its use, and provide identification codes for your family. We recommend that you test the system each month.

Classica Homes Limited Warranty Guidelines

Classica Homes will correct wiring that does not perform as intended for the alarm system. Classica Homes makes no representation that the alarm system will provide the protection for which it is installed or intended.

Appliances

Homeowner Use and Maintenance Guidelines

Please see your *Appliance Service* information sheet.

Classica Homes Limited Warranty Guidelines

We confirm that all appliance surfaces are in acceptable condition during your orientation. We assign all appliance warranties to you, effective on the date of closing. The appliance manufacturers warrant their products directly to you according to the terms and conditions of these written warranties.

Items Excluded Under Builder's One-Year Warranty

Appliances are warranted directly to you by their manufacturers. Usually this warranty is for one year. Refer to literature on each appliance for details and limitations. To register, mail warranty registration cards directly to the manufacturer.

If a problem arises with an appliance, call the Customer Service number listed in the manufacturer's warranty. When reporting warranty items to the appliance manufacturer, be prepared to supply the following information: The date of closing, the serial and model numbers (found on a metal plate attached to the appliance in an inconspicuous location), and a description of the problem.

For your convenience, we have attached the Appliance Service Form on which you can keep track of your serial numbers and other information.

Appliance Service

This sheet is for your convenience. For warranty service on an appliance, contact the appropriate manufacturer directly at the service number provided in the appliance literature. You will need to supply the model and serial number (usually located on a small metal plate or seal attached to the appliance in an inconspicuous location), and the date of purchase (your closing date).

Closing Date _____

<i>Appliance</i>	<i>Manufacturer</i>	<i>Model #</i>	<i>Serial #</i>	<i>Service Phone #</i>
Range				
Range Hood				
Cooktop				
Oven				
Microwave				
Dishwasher				
Disposal				
Compacter				
Washer				
Dryer				
Refrigerator				
Freezer				

Asphalt

Homeowner Use and Maintenance Guidelines

Asphalt is a flexible and specialized surface. Like any other surface in your home, it requires protection from things that can damage it. Over time, the effects of weather and earth movement will cause minor settling and cracking of asphalt. These are normal reactions to the elements and do not constitute improperly installed asphalt or defective material. Avoid using your driveway for one week after it is installed. Keep people, bicycles, lawn mowers, and other traffic off of the surface.

Chemical Spills

Asphalt is a petroleum product. Gasoline, oil, turpentine, and other solvents or petroleum products can dissolve or damage the surface. Wash such spills with soap and water immediately, and then rinse them thoroughly with plain water.

Hot Weather

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

Nonresidential Traffic

Prohibit commercial or other 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 vehicle use only: family cars, vans, light trucks, bicycles, and so on.

Sealcoating

Exposure to sunlight and other weather conditions will fade your driveway, allowing the surface gravel material to be more visible. This is a normal condition and not a material or structural problem. You do not need to treat the surface of your asphalt driveway. However, if you choose to treat it, wait a minimum of 12 months and use a dilute asphalt emulsion, rather than the more common coal tar sealant. Hairline cracks will usually be filled by the sealing process. Larger cracks can be filled or patched with a sand and sealer mixture prior to resealing.

Classica Homes Limited Warranty Guidelines

We perform any asphalt repairs by overlay patching. Classica Homes is not responsible for the inevitable differences in color between the patch and the original surface. Sealcoating can eliminate this cosmetic condition and is your responsibility.

Alligator Cracking

If cracking that resembles the skin of an alligator develops under normal residential use, Classica Homes will repair it. If improper use, such as heavy truck traffic, has caused the condition, repairs will be your responsibility.

Settling

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 one inch in any 8-foot radius are considered normal. We will repair settling that exceeds these measurements.

Thermal Cracking

Your driveway will exhibit thermal cracking, usually during the first 12 months. These cracks help your driveway adapt to heating and freezing cycles. Cracks should be evaluated in the hottest months—July or August. We will repair cracks that exceed ½ inch in width.

Attic Access

Homeowner Use and Maintenance Guidelines

The attic space is neither designed nor intended for storage, unless attic storage is selected as an option and specifically designed for that purpose. We provide access to this area for maintenance of mechanical equipment that may traverse the attic space. When you perform needed tasks in the attic, use caution and avoid stepping off wood members onto the drywall. This can result in personal injury or damage to the ceiling below. Your limited warranty does not cover such injury or damage.

Classica Homes Limited Warranty Guidelines

Classica Homes and the local building department inspect the attic before your closing to confirm insulation is correct.

Brick

Homeowner Use and Maintenance Guidelines

Brick is one of the most durable and lowest maintenance finishes for a home's exterior. A record of your brick color is included in your selection sheets.

Efflorescence

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

Tuck-Pointing

After several years, face brick may require tuck-pointing (repairing the mortar between the bricks). Otherwise, no regular maintenance is required.

Weep Holes

You will notice voids in the mortar along the lower row of bricks and over window and doors. These holes allow moisture that has accumulated behind the brick to escape. Do not fill these voids or permit landscaping materials to cover them.

Classica Homes Limited Warranty Guidelines

We check the brick-work during the orientation to confirm correct installation of designated materials.

Cracks

One time during the warranty period, we repair masonry cracks that exceed 1/8 inch.

Cabinets

Homeowner Use and Maintenance Guidelines

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

Cleaning

UltraCraft® cabinetry is designed to withstand the daily use associated with normal household activities and should be treated like fine furniture. Follow these simple recommendations to care for your cabinetry: Clean Destiny Wood and Vision Eurotek cabinet exteriors and interiors using a soft, damp cloth (not a paper towel) and a mild, non-detergent soap (we recommend 100 parts water and 1 part liquid dish soap). Dry immediately. Do not use abrasive soap pads, abrasive cleansers, steel wool, bottled spray cleaners, or cleaners containing bleach. UltraCraft® cabinetry is designed to withstand the daily use associated with normal household activities and should be treated like fine furniture. Follow these simple recommendations to care for your cabinetry. You can visit the Ultracraft Website at <http://www.ultracraft.com/education/cabinet-care/care-cleaning> for more information.

Hardware/ Hinges

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance. You can visit the Ultracraft website at <http://www.ultracraft.com/education/cabinet-care/hardware-adjustment> for more information.

Moisture

Damage to cabinet surfaces and warping can result from operating appliances that generate large amounts of moisture (such as a crock pot) too near the cabinet. When operating such appliances, place them in a location that is not directly under a cabinet.

Classica Homes Limited Warranty Guidelines

During the orientation, we will confirm that all cabinet parts are installed and that their surfaces are in acceptable condition.

Performance Standards

Cabinets should operate properly under normal use. Doors, drawer fronts, and handles should be level and even.

Classica Homes Warranty Process and Performance Standards

Items Covered Under One-Year Warranty. During the first year, Builder will correct or replace cabinet doors and drawers as required to correct the following defects:

Alignment

Doors, drawer fronts, and handles should be level and even.

Hardware

Hinges and operational hardware should function properly under normal use.

Operation

Cabinets should operate properly under normal use.

Separations

We will correct gaps between cabinets and the ceiling or cabinets and the walls by caulking or other means if the gap exceeds 1/8 inch (locations behind appliances are an exception from this repair).

Warping

If doors or drawer fronts warp in excess of 1/8 inch within 24 inches, we will correct this by adjustment or replacement.

Wood Grain

Readily noticeable variations in wood grain and color are normal in all wood or wood veneer selections. Replacements are not made due to such variations.

You can Visit the Ultracraft website for further information at <http://www.ultracraft.com/about-us/warranties> to view the manufactures warranty and guidelines

Items Excluded Under the One-Year Warranty

Wood Grain: Readily noticeable variations in wood grain and color are expected in all style selections. Replacements will not be made due to such variations.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Carpet

Homeowner Use and Maintenance Guidelines

Your selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference. Refer to the various manufacturers' recommendations for additional information on the care of your floor coverings.

Burns

Take care of any kind of burn immediately. First, snip off the darkened fibers. Then use a soap-less cleaner and sponge with water. If the burn is extensive, talk with a professional about replacing the damaged area.

Cleaning

You can add years to the life of your carpet with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum. The dirt particles wear down the fibers like sandpaper and dull the carpet. The most important thing you can do to protect your carpet is to vacuum it frequently.

Vacuum twice each week lightly and once a week thoroughly. Heavy traffic areas may require more frequent cleaning. A light vacuuming is three passes; a thorough job may 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.

Vacuuming high-traffic areas daily helps keep them clean and maintains the upright position of the nap. Wipe spills and clean stains immediately. For best results, blot or dab any spill or stain; avoid rubbing. Test stain removers on an out-of-the-way area of the carpet, such as in a closet, to check for any undesirable effects.

Have your carpet professionally cleaned regularly, usually after 18 months in your home and then once a year after that.

Crushing

Furniture and traffic may crush a carpet's pile fibers. Frequent vacuuming in high-traffic areas and glides or cups under heavy pieces of furniture can help prevent this. Rotating your furniture to change the traffic pattern in a room promotes more even wear. Some carpets resist matting and crushing because of their level of fiber, but this does not imply or guarantee that no matting or crushing will occur. Heavy traffic areas such as halls and stairways are more susceptible to wear and crushing. This is considered normal wear.

Fading

Science has yet to develop a color that will not fade with time. All carpets will slowly lose some color due to natural and artificial forces in the environment. You can delay this process by

frequently removing soil with vacuuming, regularly changing air filters in heating and air conditioning systems, keeping humidity and room temperature from getting too high, and reducing sunlight exposure with window coverings.

Filtration

If interior doors are kept closed while the air conditioning is operating, air circulation from the closed room flows through the small space at the bottom of the door. This forces the air over the carpet fibers, which in turn act as a filter, catching particulate pollution. Over time, a noticeable stain develops at the threshold.

See also Ghosting.

Fuzzing

In loop carpets, fibers may break. Simply clip the excess fibers. If it continues, call a professional.

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. If they cover a large area, seek professional advice.

Rippling

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity has left, have a professional re-stretch the carpeting using a power stretcher, not a knee-kicker.

Seams

Carpet usually comes in 12-foot widths, making seams necessary in most rooms. Visible seams are not a defect unless they have been improperly made or unless the material has a defect, making the seam appear more pronounced than normal. The more dense and uniform the carpet texture, the more visible the seams will be.

Carpet styles with low, tight naps result in the most visible seams. Seams are never more visible than when the carpet is first installed. Usually with time, use, and vacuuming the seams become less visible. You can see examples in the model homes of how carpet seams diminish after they have been vacuumed repeatedly and have experienced traffic.

Shading

Shading is an inherent quality of fine-cut pile carpets. Household traffic causes pile fibers to assume different angles; as a result, the carpet appears darker or lighter in these areas. A good vacuuming, which makes the pile all go in the same direction, provides a temporary remedy.

Shedding

New carpeting, especially pile, sheds bits of fiber for a period of time. Eventually these loose fibers are removed by vacuuming. Shedding usually occurs more with wool carpeting than with nylon or other synthetics.

Snags

Sharp-edged objects can grab or snag the carpet fiber. When this occurs, cut off the snag. If the snag is especially large, call a professional.

Sprouting

Occasionally you may find small tufts of fiber sprouting above carpet surface. Simply use scissors to cut off the sprout. Do not attempt to pull it, because other fibers will come out in the process.

Stains

No carpet is stain-proof. Although your carpet manufacturer designates your carpet as stain-resistant, some substances may still cause permanent staining. These include hair dyes, shoe polish, paints, and India ink. Some substances 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 as found in some brands of mustard and herbal tea.

Refer to your care and maintenance brochures for recommended cleaning procedures for your particular fiber. Pretest any spot-removal solution in an inconspicuous area before using it in a large area. Apply several drops of the solution, hold a white tissue on the area, and count to ten. Examine both tissue and carpet for dye transfer and check for carpet damage.

Static

Cooler temperatures outside often contribute to static electricity inside. To avoid the problem, look for carpets made with anti-static. You can also install a humidifier to help control static build-up.

Classica Homes Limited Warranty Guidelines

During your orientation, we will confirm that your carpet is in acceptable condition. We will correct stains or spots noted at this time by cleaning, patching, or replacement. Classica Homes is not responsible for dye lot variations if replacements are made.

Edges

Edges of carpet along moldings and edges of stairs should be held firmly in place. In some areas, metal or other edging material may be used where carpet meets another floor covering.

Seams

Carpet seams will be visible. Classica Homes will repair any gaps or fraying.

Caulking & Sealants

Homeowner Use and Maintenance Guidelines

Weathering and normal environmental conditions will breakdown caulks and sealants, which is normal. As routine maintenance, check the caulking and make needed repairs. Caulking compounds and dispenser guns are available at hardware stores. Read the manufacturer's instructions carefully to be certain that you select an appropriate caulk for the intended purpose.

Urethane Colored Caulk

Colored caulking is available where larger selections are provided. As with any colored material, dye lots can vary.

Latex Caulk

Latex caulking is appropriate for an area that requires painting, such as along the stair stringer or where wood trim meets the wall.

Silicone Caulk

Caulking that contains silicone will not accept paint; it works best where water is present, for example, where tub meets tile or a sink meets a countertop.

Classica Homes Limited Warranty Guidelines

During the orientation we confirm that appropriate areas are adequately caulked.

One-Time Repair

We will touch up caulking one time during your materials and workmanship period. We suggest that this be performed just before the expiration of your one year portion of your policy.

See also Countertops, Expansion and Contraction, Stairs, and Wood Trim.

Ceramic Tile

Homeowner Use and Maintenance Guidelines

Your selection sheets include the brand and color of your ceramic tile.

Cleaning

Ceramic tile is one of the easiest floor coverings to maintain. Simply vacuum when needed. Occasionally, a wet mopping with warm water may be appropriate. Avoid adding detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals (they will not result in a heavy, difficult-to-remove lather on the grout). Rinse thoroughly.

The ceramic tile installed on walls or countertops in your home may be washed with any nonabrasive soap, detergent, or tile cleaner. Abrasive cleaners will dull the finish.

Grout Discoloration

Clean grout that becomes yellowed or stained with a fiber brush, cleanser, and water. Grout cleansers and whiteners are available at most hardware stores.

Sealing Grout

Sealing grout is your decision and responsibility. Once grout has been sealed, ongoing maintenance of that seal is necessary and limited warranty coverage on grout that has been sealed is void.

Separations

Expect slight separations to occur in the grout between tiles. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled using premixed grout purchased from flooring or hardware stores. Follow package directions.

Tile around bathtubs or countertops may appear to be pulling up after a time. This is caused by normal shrinkage of grout or caulk and shrinkage of wood members as they dry out. If this occurs, the best remedy is to purchase tub caulk or premixed grout from a hardware store. Follow directions on the container. This maintenance is important to protect the underlying surface from water damage.

Classica Homes Limited Warranty Guidelines

During the orientation we confirm that tile and grout areas are in acceptable condition. We will repair or replace cracked, badly chipped, or loose tiles noted at that time. Classica Homes is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.

One-Time Repair

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. Classica Homes will repair grouting, if necessary, one time during the first year. We are not responsible for color variations in grout or discontinued colored grout. Any grouting or caulking that is needed after that time is your responsibility.

Performance Standards

Tile should not be chipped or loose on installation. (Badly chipped or loose tiles noted on orientation list will be repaired or replaced as needed).

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are common due to normal shrinkage conditions.

Items Covered Under One-Year Warranty

Cracked or loose tile due to settlement will be repaired once during first year.

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to normal shrinkage conditions. Builder will repair grouting, if necessary, one time during the first year.

Items Excluded Under One-Year Warranty

Builder is not responsible for variations in tile or grout color, or discontinued patterns or color in tile or grout.

Sealing is an Owner's responsibility.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Concrete & Concrete Flatwork

Homeowner Use and Maintenance Guidelines

By maintaining good drainage, you protect your home's foundation and the concrete flatwork: the basement floor, porch, patio, terrace, loggia, driveway, garage floor, and sidewalks. Concrete slabs are floating—they are not attached to the home's foundation walls. These are not a structural (load-bearing) element of the home and are covered by the one year material and workmanship warranty.

Cleaning

Avoid washing exterior concrete slabs with cold water from an outside faucet when temperatures are high and the sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. We recommend sweeping for keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate. Repeated cleaning of the garage floor by hosing can increase soil movement by allowing water to penetrate any existing cracks. We recommend sweeping to clean the garage floor.

Cracks

A concrete slab 10 feet across shrinks approximately 5/8 inch as it cures. Some of this shrinkage shows up as cracks. Cracking of concrete flatwork also results from temperature changes that cause expansion and contraction.

During the summer, moisture finds 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 cracking. As cracks occur, seal them with a waterproof concrete caulk (available at hardware or home improvement stores) to prevent moisture from penetrating to the soil beneath.

Expansion Joints

We install expansion joints to help control expansion. However, as the concrete shrinks during the curing process, moisture can penetrate under the concrete and lift the expansion joint. When this occurs, fill the resulting gap with a gray silicone sealant, which you can purchase at most hardware stores.

Heavy Vehicles

Prohibit commercial or other extremely heavy vehicles such as moving vans and other large delivery trucks from pulling onto your driveway. We design and install concrete drives for conventional residential vehicle use only: family cars, vans, light trucks, bicycles, and so on.

Ice, Snow, and Chemicals

Driving or parking on snow creates ice on the drive, which magnifies the effects of snow on the concrete surface. Remove ice and snow from concrete slabs as promptly as possible after snow

storms. Protect concrete from abuse by chemical agents such as pet urine, fertilizers, radiator overflow, repeated hosing, or de-icing agents, such as road salt that can drip from vehicles. All of these items can cause spalling (chipping of the surface) of concrete. Avoid the use of ice melting products on concrete.

Sealer

A concrete sealer, available at paint stores, will help you keep an unpainted concrete floor clean. Do not use soap on unpainted concrete. Instead, use plain water and washing soda or, if necessary, a scouring powder.

Classica Homes Limited Warranty Guidelines

Concrete slabs are floating—they are not attached to the home's foundation walls. Because these slabs are not a structural (load-bearing) element of the home, they are excluded from coverage under the structural warranty. The limited warranty coverage is for one year.

Color

Concrete slabs vary in color. Classica Homes provides no correction for this condition.

Cracks

If concrete cracks, Classica Homes will patch or repair them one time during the warranty year, and color will vary. Subsequently, concrete slab maintenance is your responsibility. Hardened Concrete cracking is a completely normal non-structural characteristic that ultimately is a variable Classica Homes LLC can not control. We do our best to maintain crack control

Finished Floors

Classica Homes will correct cracks that rupture or significantly impair the appearance or performance of the finish floor materials that we installed as part of the home as you originally purchased it.

Level Floors

Concrete floors in the habitable areas of the home will be level to within 3/8 inch within any 32-inch measurement with the exception of an area specifically designed to slope toward a floor drain.

Separation

Classica Homes will correct separation of concrete slabs from the home if separation (cracks) exceeds 1/4". It is common for the joint to crack between concrete and masonry due to dissimilarities of the materials

Settling or Heaving

Classica Homes will repair stoops, steps and slabs that settle or heave in excess of 1 inch from the home or if such movement results in negative drainage (toward the house) or hazardous vertical displacement.

Spalling (Surface Chips)

Interior Concrete surfaces that disintegrate to the extent that aggregate is exposed and loosened under normal conditions are deficiencies. Builder is not responsible for deterioration caused by repeated hosing of concrete for cleaning, animal urine, radiator overflow, fertilizer, un-cleared snow and ice, ice-melting agents, and road salts from vehicles. Repair of exterior spalling is a home maintenance task and is not covered under this policy.

Standing Water

Water may stand on exterior concrete slabs from irrigation lines, downspouts, and water deposits, but should drain after 24 to 48 hours.

Concrete Flat Work (i.e. Basement, Raised Concrete Foundation slab, Garage Slab, porch, patio, driveway, and sidewalk)

NOTE: Flatwork is made up of "floating" slabs, i.e., slabs that are not attached to the home's foundation walls. They are not a "structural" element of the home and are not covered by the ten year structural warranty. If your home has a concrete slab ,(Basement, Raised Concrete Foundation slab, Garage slab) the limited warranty coverage is for one year unless the requirements of your loan state otherwise.

Performance Standards

Basement Floor: To allow the basement floor slab to move in response to expansive soils, there should be a flexible collar around the top of the furnace plenum, gas and water lines should include flexible connections, and drain lines should have slip joints. The support posts under the I-beam are should be separated from the floor slab. Builder incorporates all of these details in the construction of the basement floor because the floor will move in response to the soils. NOTE: Movement will be minimized by close adherence to Builder landscaping recommendations, the objective of which is to prevent moisture from reaching soils around and under the home.

Garage Slab, Patios, Porches, Driveway, and Walks: Similar to basement slabs, garage slabs, driveways and walks are designed to "float"; they can move without affecting the foundation. Movement of these and resulting cracking will be minimized by proper installation and maintenance of landscaping.

Items Covered Under One-Year Warranty

NOTE: If Owner changes in grading, drainage, landscape design, or if failure to perform needed maintenance has caused the damage, corrective measures will be suggested, but Owner will be responsible for their implementation.

Basement Floor/Raised Concrete Foundation slab : Movement of these slabs results in cracking. If such cracks reach 1/4" in width, or 3/16" in vertical displacement, Builder will patch or repair one time during the warranty year.

Garage Slab: Movement of the garage slab results in cracking. If such cracks reach 3/16" in width, or 3/16" in vertical displacement, Builder will patch or repair one time during the warranty year.

Driveway, Front Porch, Walks and Patio: Concrete can and will crack. These cracks are not a workmanship issue and have NO COVERAGE provided for this element under the limited warranty.

Settling or Heaving: Moderate settling, heaving or cracking of porch or patio slabs can require cosmetic repairs, which Builder will provide **one** time during the warranty period. Excessive settling, heaving (over 1") or cracking should be reported in writing so that an inspection can be made. Settling, heaving, or cracking is deemed excessive if it results in negative (toward the house) drainage, or hazardous vertical displacement.

Items Excluded Under One-Year Warranty

Driveway, Front Porch, Walks and Patio: CONCRETE IS NOT WARRANTED AGAINST CRACKING. Builder is not responsible for color variance

Condensation

Homeowner Use and Maintenance Guidelines

When warm, moist air comes into contact with cooler surfaces, the moisture condenses. Outside we see this as dew; inside you may see it as a layer of moisture on glass windows and doors. This condensation comes from high humidity within the home combined with low outside temperatures and inadequate ventilation. Family lifestyle significantly influences two out of three of these conditions.

Humidifier

Humidifier's are not recommended to be installed in Newly built homes. If installed by owner at a later date it is recommended that they not be installed in unconditioned locations. If your home includes a humidifier, closely observe manufacturer's directions for its use. Instructions to turn the humidifier off during air conditioning season are typical. Moderate settings in winter can maintain desired comfort levels without contributing too much moisture to your home. You may need to experiment to find the correct level for your family's lifestyle.

New Construction

Some experts have estimated that a typical new home contains 50 gallons of water. Water is part of lumber, concrete, drywall texture, paint, caulk, and other materials used in building. Wet weather during construction adds more. This moisture evaporates into the air as you live in your home—adding to the moisture generated by normal living activities. Over time, this source of moisture will diminish.

Normal Activities

As you live in your home, your daily lifestyle contributes to the moisture in the air also. Cooking, laundry, baths and showers, aquariums, plants, and so on all add water to the air in your home. Likewise, your daily routine can mitigate the amount of moisture in your home and reduce condensation on interior surfaces.

Temperature

Avoid setting your thermostat at extreme temperatures. Heating your home will cause the materials to dry out faster, generating more moisture into the air; drying the materials out too fast also increases shrinkage cracks and separations.

Ventilation

Develop the habit of using exhaust fans in bathrooms and over the stove. When weather conditions permit, open windows so fresh air can circulate through your home. Keep the dryer exhaust hose clean and securely connected.

See also Ventilation.

Classica Homes Limited Warranty Guidelines

Condensation results from weather conditions and a family's lifestyle. Classica Homes has no control over these factors. The limited warranty coverage excludes condensation.

Countertops

Homeowner Use and Maintenance Guidelines

Use a cutting board to protect your counters when you cut or chop. Protect the counter from heat and from extremely hot pans. If you cannot put your hand on it, do not put it on the counter. Do not use countertops as ironing boards and do not set lighted cigarettes on the edge of the counter.

Caulking

The caulking between the countertop and the wall, along the joint at the backsplash (the section of counter that extends a few inches up the wall along the counter area), and around the sink may shrink, leaving a slight gap. Maintaining a good seal in these locations is important to keep moisture from reaching the wood under the laminates and to prevent warping.

Cleaning

Avoid abrasive cleaners that will damage the luster of the surface.

Mats

Rubber drain mats can trap moisture beneath them, causing the laminated plastic to warp and blister. Dry the surface as needed.

Stone Care

Stone is a natural solid formation of one or many minerals and contains variances in color, veining, consistency, and markings. There are thousands of types of stone that comes from all over the world. To keep your stone in good condition, here are a few things to keep in mind:

- Most mineral surfaces are porous and act like a sponge in the presence of moisture and fluids. Since most natural stones are by no means impervious to staining, a penetrating sealer is applied at the time of fabrication in the warehouse prior to installation for protection. However natural stones are still susceptible to staining. Therefore natural stone and grout should be sealed every 8 – 12 months to help prevent any staining.
- If a stain is apparent in the stone, it can be removed with a stone removal powder. Your fabricator will be happy to recommend a product or service to you.
- Popular products that can damage stone surfaces include but are not limited to: juices, shaving cream, alcoholic beverages, soda, perfumes/cologne, nail polish remover, ketchup, mustard, vinegar, dishwashing soap, hair perm chemicals, shampoos and body soaps that contain EDTA, rock salt, sand, toothpaste, toilet bowl cleaners and any fluid that contains acid or alkali.
- Use soap and warm water and a dry cloth to clean your countertops. If you would like to use a natural stone care cleaning product, one can be recommended to you.
- Pick up spills immediately to prevent staining and etching. Use coasters under drink glasses to help prevent glass rings from occurring.

Classica Homes Warranty Process and Performance Standards

See also Ceramic Tile.

Classica Homes Limited Warranty Guidelines

During your orientation we confirm that all countertops are in acceptable condition. We repair noticeable surface damage such as chips, cracks, and scratches noted on the orientation list. Repair of surface damage noted subsequent to this, is one of your home maintenance responsibilities.

Laminates

Laminated countertops will have one or more discernible seams. Classica Homes will repair gaps or differential at the seams that exceed 1/16 inch.

Manufactured Marble

Edges should be smooth and even. Where backsplash joints occur at corners, the top edges should be even within 1/16 inch.

Separation from Wall

Separation of countertops from walls, backsplash, and around sinks results from normal shrinkage of materials. Classica Homes will re-caulk these areas one time during the materials and workmanship warranty. Subsequently caulking will be your home maintenance responsibility.

Performance Standards

Separation: Some separation of countertops at walls and the backsplash are the result of normal shrinkage of materials. It is important to keep moisture from reaching the wood under the laminates to prevent warping.

Laminated Countertops: Laminated countertops will often have one or more discernible seams. There should be no gap at the seams.

Corian: Corian, granite and marble countertops should be installed without chips or gouges. Edges should be smooth and even. Where backsplash joints occur at corners, the top edges should be even within 1/16".

Granite: Granite is a natural material and will have noticeable variations. Replacements will not be made due to such variations.

Marble: Marble is a natural material and will have noticeable variations. Replacements will not be made due to such variations.

Items Covered Under One-Year Warranty

Separation: Separation at the wall or at the counter in excess of 1/8" in width will be repaired by caulking at the end of year.

Classica Homes Warranty Process and Performance Standards

Laminated Countertops: Gaps at seams or differential at other joints in excess of 1/16" in width will be repaired.

Items Excluded Under One-Year Warranty

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

CLOSED CONDITIONED CRAWL

Homeowner Use and Maintenance Guidelines

Both scientific research projects and real-world installations demonstrate that properly (sealed) closed crawl spaces can provide much better moisture control than conventional, wall-vented crawl spaces in temperate humid climates. Homes with closed crawl spaces (often also called “sealed,” “unvented” or “conditioned” crawl spaces) also can save significantly on energy when compared to homes with wall-vented crawl spaces. This sheet summarizes key issues that builders, code officials and consumers should keep in mind when deciding how to design or install closed crawl spaces in new construction. The second sheet provides two sample designs that have been field-tested and extensively monitored.

Performance Standards (Manufacturer)

Moisture Management

- A roof runoff system to direct water away from the house
- Site grading and landscaping that directs ground surface water away from the house
- Foundation drains and foundation dampproofing or water-proofing to protect the structure from sub-surface water
- Air sealing of the access door, perimeter wall and perimeter framing to prevent the entry of moisture-laden outside air and to separate the crawl space from areas under porches or decks
- An access door that is protected from roof runoff, at least 4" higher than the exterior soil grade and made of a non-corroding material, especially in coastal communities
- A fully sealed vapor retarder on the floor and perimeter walls to reduce evaporation of water into the crawl space
- Appliance discharge pipes and exhausts from kitchens, bathrooms and clothes dryers that terminate outside the crawl space
- A mechanical drying system to reduce humidity (for example, a supply of conditioned air or a dehumidifier)
- Drains with backflow valves or sump pumps to remove liquid water from the crawl space if necessary
- Flood vents that minimize standby air leakage, when required

Pest Control

- A termite inspection gap at the top of the perimeter wall to facilitate detection

- Batt insulation in the band joist area of wall insulated closed crawl spaces to facilitate inspection or treatment

Combustion Safety

- Specification of direct-vent (“two-pipe”) combustion appliances to ensure adequate combustion air for fuel-fired appliances, if applicable. Some manufacturers have direct vent cabinets for use with non-direct-vent models. Alternate means of providing combustion air must be approved by the appliance manufacturer and local residential code requirements.
- For homes on slabs, basements or crawl spaces, specification of carbon monoxide monitors or alarms if the structure has an attached garage or any combustion appliances
- For homes on basements or crawl spaces, optional specification of an appropriately placed raw-gas leak alarm if fuel-fired appliances or fuel lines are in the home

Fire Safety

- Air sealing of all penetrations in the subfloor with non-porous materials

Thermal Insulation

- Insulation at the sub-floor or at the perimeter wall to provide the R-value required by the local residential code. Note that perimeter insulation may be located on the interior surface, exterior surface or inside the perimeter wall, or the perimeter wall itself may provide the required R-value
- Insulation at the sub-floor installed without gaps or compression and in full contact with

the sub-floor to achieve nominal R-value

- Non-porous insulation if the perimeter wall is insulated
- Insulation on the crawl space access(es) of minimum R-2

Recommended Strategies for Avoiding Problems

Quality installers of closed crawl spaces know that managing moisture during the process of construction is critical for success and will use several strategies to avoid problems:

- Grading the crawl space floor surface to one or more low spots and installing a drain or other method to remove water that enters the crawl space prior to dry-in
- Grading around the foundation as soon as possible to reduce the amount of roof runoff or ground surface water that enters the crawl space
- Minimizing the amount of rainwater that can enter the crawl space
- Covering the crawl space floor with a temporary vapor retarder by the time the structure is dried-in. This temporary cover must be removed before installation of the finished ground vapor retarder.
- Puncturing holes at low spots in the temporary ground vapor retarder (if the ground is not saturated) to allow small puddles to drain into the ground
- Closing the access door(s) and running a dehumidifier to remove accumulated moisture after the structure is dried-in
- Coordinating with the construction site crew to ensure that the crawl space door is closed as much as possible, that all drains remain unblocked and that any dehumidifiers have a power source, run long enough to provide the necessary drying and are protected from theft

Additional Recommendations

- Coordinate with your pest management professional to ensure that the closed crawl space system does not interfere with their treatment or affect their warranty, if applicable
- Mechanically fasten the liner material to the perimeter wall in addition to sealing it to the

wall. Adhesives, sealants or tapes alone may be insufficient to support the material.

- Use duct mastic with embedded fiberglass mesh tape to seal seams in crawl space vapor retarder materials. If tapes or sealants are to be used, ensure that the product is accepted for use by the manufacturer of the material and will provide long-term performance. Regardless of the method, a quality installer will have a process in place to ensure proper installation.

- Protect 6-mil un-reinforced polyethylene ground vapor retarders to avoid damage in areas that will be accessed for servicing of mechanical equipment. Thicker, reinforced polyethylene materials are more durable.

Homeowner Responsibilities for continued maintenance and Strategies for Avoiding Problems

Conditioned crawlspaces should be treated like habitable spaces. This space is inside the conditioned space of the home and should be conditioned and maintained like your living room.

- Managing moisture is critical and should be monitored by the homeowner on a monthly basis.
- Do not store chemicals, pesticides, pool supplies, oil, gasoline, ect inside this space
- Have a qualified person inspect the crawlspace yearly for moisture, termites, a sealed vapor bearer.
- Homeowner is responsible to properly condition the sealed crawl. The sealed crawl is conditioned utilizing the first floor system. When the first floor temperature is set the crawlspace will condition close to this same temperature. The crawlspace should never be not conditioned over and extended period of time. Use of the fan in the “on mode” is recommended to have constant air flow in the basement.
- Standing water should never be inside this space. All drains should be checked yearly for proper function. Excess water inside this space can result in mold and mildew if not repaired in a timely fashion

Items Covered Under One-Year Warranty

Builder will repair any gaps or seams in the vapor barrier during the first year.
Builder will provide proper drainage inside the crawl.

Items Excluded Under One-Year Warranty

Lack of Homeowner maintenance and or failure to follow the Homeowners Responsibilities above that result in the failure of a component or the CLOSED CONDITIONED CRAWL system.

Damp-proofing & Waterproofing

Homeowner Use and Maintenance Guidelines

We spray your basement and crawlspace foundation walls with an asphalt waterproofing material. Although we make every effort to assure a dry basement and crawl space, during times of excessive moisture, you may notice some dampness. Over time, natural compaction of soils in the backfill areas will usually eliminate this condition. Careful maintenance of positive drainage will also protect your basement from this condition.

Unconditioned spaces can result in creating condensation and is the responsibility of the Homeowner to manage the moisture content in these spaces.

Classica Homes Limited Warranty Guidelines

Classica Homes will correct conditions that allow actual water to enter the basement unless the cause is improper installation of landscaping or failure to adequately maintain drainage.

Decks

Homeowner Use and Maintenance Guidelines

Wood decks add to the style and function of your home and are a high maintenance part of your home's exterior.

For decks constructed with manufactured materials or exotic woods, maintenance and care for these decks should follow manufacturer's guidelines.

Effects of Exposure

Wood decks are subject to shrinkage, cracking, splitting, cupping, and twisting, which Classica Homes cannot warranty against. Nails or screws may work loose and will need routine maintenance. Plan to inspect your decks regularly, a minimum of once each year, and provide needed attention promptly to maintain an attractive appearance and forestall costly repairs. Classica Homes recommends that you treat or re-stain your decks annually to keep them looking their best.

Foot Traffic

As you use your decks, abrasives and grit on shoes can scratch or dent the surface. Regular sweeping and mats can mitigate this but will not completely prevent it.

Outdoor Furniture

The surface of the decking can be damaged by moving grills, furniture, or other items. Use caution when moving such items to prevent scratches, gouges, and so on.

Sealing or Water Repellent

To prolong the life and beauty of your wood deck, treat it periodically with a water repellent or wood preservative. Local home centers or hardware stores offer several products to consider for this purpose. Always follow manufacturer directions carefully for other decking materials including manufactured products or exotic woods.

Snow and Ice

Heavy snow or ice that remains on the deck over long periods increases wear and tear on the deck. Prompt removal can reduce adverse effects. Use caution in shoveling to avoid needless scratching of the deck boards.

Stain

For decks that have been stained, each board takes the same stain differently and variations in color will be readily noticeable. Over time, with exposure to weather and use, further variations in color will occur.

Classica Homes Limited Warranty Guidelines

Exposed decks are constructed to meet structural and functional design. During the orientation, we will confirm that the decks are in satisfactory condition.

Color Variation

Color variations are a natural result of the way in which wood accepts stain and are excluded from limited warranty coverage.

Replacement Boards or Rails

Shrinkage, cracking, splitting, cupping, and twisting are natural occurrences in wood decks and are excluded from limited warranty coverage. In extreme situations where personal safety is involved, if Classica Homes provides replacement of boards or rails, the new material will not match existing pieces that have been exposed to elements and use. Classica Homes does not provide corrections when problems occur due to lack of normal maintenance.

Doors and Locks

Homeowner Use and Maintenance Guidelines

The doors installed in your home are wood products subject to such natural characteristics of wood as shrinkage and warping. Natural fluctuations caused by humidity and the use of forced air furnaces, showers, and dishwashers, interior doors may occasionally require minor adjustments.

Bi-fold Doors

Interior bi-folds sometimes stick or warp because of weather conditions. Apply appropriate lubricant to the tracks to minimize this inconvenience.

Exterior Finish

To ensure longer life for your exterior wood doors, plan to refinish them at least once a year (exposed to severe weather needs to be sealed more frequently). Stained exterior doors with clear finishes tend to weather faster than painted doors. Treat the finish with a wood preserver every three months to preserve the varnish and prevent the door from drying and cracking. Reseal stained exterior doors whenever the finish begins cracking or crazing. Maintenance of stained doors is the owners responsibility. Product finish deterioration from normal wear and tear will be excluded from warranty coverage

Failure to Latch

If a door will not latch because of minor settling, you can correct this by making a new opening in the jamb for the latch plate (re-mortising) and raising or lowering the plate accordingly.

Hinges

You can remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it. Avoid using oil, as it can gum up or attract dirt. Graphite works well as a lubricant but can create a gray smudge on the door or floor covering beneath the hinge if too much is applied.

Keys

Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks him- or herself in a room. The top edge of the door casing is often used as a place to keep the key. A small screwdriver or similarly shaped device can open some types of privacy locks.

Locks

Lubricate door locks with graphite or other waterproof lubricant. Avoid oil, as it will gum up.

Shrinkage

Use putty, filler, or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Panels of wood doors shrink and expand in response to changes in

Classica Homes Warranty Process and Performance Standards

temperature and humidity. Touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility.

Slamming

Slamming doors can damage both doors and jambs and can even cause cracking in walls. Teach children not to hang on the doorknob and swing back and forth; this works loose the hardware and causes the door to sag.

Sticking

The most common cause of a sticking door is the natural expansion of lumber caused by changes in humidity. When sticking is caused by swelling during a damp season, do not plane the door unless it continues to stick after the weather changes.

Before planing a door because of sticking, try two other steps: first, apply either a paste wax, light coat of paraffin, or candle wax to the sticking surface; or second, tighten the screws that hold the door jamb or door frame. If planing is necessary even after these measures, use sandpaper to smooth the door and paint the sanded area to seal against moisture.

Warping

If a door warps slightly, keeping it closed as much as possible often returns it to normal.

Weather Stripping

Weather stripping and exterior door thresholds occasionally require adjustment or replacement.

Classica Homes Limited Warranty Guidelines

During the orientation we confirm that all doors are in acceptable condition and correctly adjusted. Classica Homes will repair construction damage to doors noted on the orientation list.

Adjustments

Because of normal settling of the home, doors may require adjustment for proper fit. Classica Homes will make such adjustments during the first year.

Panel Shrinkage

Panels of wood doors shrink and expand in response to changes in temperature and humidity. Although touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility, Classica Homes will repair split panels that allow light to be visible.

Warping

Classica Homes will repair doors that warp in excess of 1/4 inch.

Performance Standards

Doors should fit properly. Settling may adjust fit. Doors should not be warped excessively (in excess of 1/4" from corner to corner). Note that panels of wood doors will shrink or expand in response to changes in temperature and humidity.

Items Covered Under One-Year Warranty

Builder will make adjustment needed to ensure proper door fit if noted on 60 day or one-year checklists.

Builder will repair excessively warped doors at Builder's option of jamb adjustment or door replacement.

Builder will correct split panels that allow light to be visible.

Items Excluded Under One-Year Warranty

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Touch up paint or stain for unfinished areas that are exposed as a result are a Owner responsibility

Drywall

Homeowner Use and Maintenance Guidelines

Slight cracking, nail pops, or seams may become visible in walls and ceilings. These are caused by the shrinkage of the wood and normal deflection of rafters to which the drywall is attached.

Ceilings

The ceilings in your home are easy to maintain: periodically remove dust or cobwebs as part of your normal cleaning and repaint as needed.

Repairs

With the exception of the one-time repair service provided by Classica Homes, care of drywall is your maintenance responsibility. Most drywall repairs can be easily made. This work is best done when you redecorate the room.

Repair hairline cracks with a coat of paint. You can repair slightly larger cracks with spackle or caulk. To correct a nail pop, reset the nail with a hammer and punch. Cover it with spackle, which is available at paint and hardware stores. Apply two or three thin coats. When dry, sand the surface with fine-grain sandpaper, and then paint. You can fill indentations caused by sharp objects in the same manner.

Classica Homes Limited Warranty Guidelines

During the orientation, we confirm that drywall surfaces are in acceptable condition.

One Time Repairs

One time during the materials and workmanship warranty, Classica Homes will repair drywall shrinkage cracks and nail pops and will touch up the repaired area using the same paint color that was on the surface when the home was delivered. Touch-ups will be visible.

Repainting the entire wall or the entire room to correct this is your choice and responsibility. You are also responsible for custom paint colors or wallpaper that has been 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.

Lighting Conditions

Classica Homes does not repair drywall flaws that are only visible under particular lighting conditions.

Related Warranty Repairs

If a drywall repair is needed as a result of poor workmanship (such as blisters in tape) or other warranty-based repair (such as a plumbing leak), Classica Homes completes the repair by touching up the repaired area with the same paint that was on the surface when the home was delivered. If more than one-third of the wall is involved, we will repaint the wall corner to corner. You are responsible for custom paint colors or wallpaper that has been applied subsequent to closing. The effects of time on paint and wallpaper, as well as possible dye lot variations, mean touch-up may not match the surrounding area.

Performance Standards

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

Items Covered Under One-Year Warranty

Defects caused by poor workmanship such as blisters in tape, excess compound in joints, cracked corner beads, or trowel marks will be repaired by builder once during first year.

If the drywall repair is required as a result of poor workmanship (such as blisters in tape), or other warranty-based repair (such as a plumbing leak), Builder will repaint the area damaged with the original paint.

Items Excluded Under One-Year Warranty

Repairs will not be made on flaws which are only visible under particular lighting conditions.

Owner is responsible for custom paint colors or wallpaper that has been applied subsequent to closing. Paint touch-up may not match surrounding area; wallpaper dye lot variations will be the responsibility of the Owner.

Easements

Homeowner Use and Care Guidelines

Easements are areas where such things as utility supply lines can pass through your property. They permit service to your lot and adjacent lots, now and in the future. Your lot will also include drainage easements, meaning the runoff from adjacent lots, passes across your property. Likewise, water from your property may run across a neighboring lot. Easements are recorded and are permanent.

Trees, shrubs, gardens, play equipment, storage sheds, fences or other items which you install in or across these easements may be disturbed if service entities—such as the gas, electric, or phone companies—need access to lines for repairs or to connect service to nearby home sites.

Utility companies, the United States Postal Service, and others have the right to install equipment in easements. These might include streetlights, mailboxes, or junction boxes to name a few. Neither Classica 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 Classica Homes informed of such changes, we are unable to predict specific sites that will include such equipment.

See also Property Boundaries.

Electrical System

Homeowner Use and Maintenance Guidelines

Know the location of the breaker panel; it includes a main shut-off that controls all the electrical power to the home. Individual breakers control the separate circuits. Each breaker is marked to help you identify which breaker is connected to which major appliances, outlets, or other service. Should a failure occur in any part of your home, always check the breakers in the main panel box.

Breakers

Circuit breakers have three positions: on, off, and tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.

Breakers Tripping

Breakers trip because of overloads caused by plugging too many appliances into the 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, unplug all items connected to outlets on that circuit and, reset. If it trips when nothing is connected to it, you need an electrician. If the circuit remains on, one of the items you unplugged is defective and will require repair or replacement.

Tamper Resistant Receptacles

All outlets are now code required to be tamper resistant. Tamper Resistant receptacles prevent kids from inserting hairpins, keys, paperclips and other common household objects. Seeking greater safety for their young children, parents have tried plastic outlet caps and sliding-shutter wall plates. However, kids quickly learn to remove the plastic caps. A study found 100 percent of 2- and 4-year olds were able to remove one brand of outlet caps, often in less than 10 seconds (Temple University study). They can be difficult to insert the plug. This is normal. To help with this issue

- A bent plug blade can block insertion; just as with plug-insertion in standard receptacles. The solution's the same, too: straightening the blade.
- Sharp edges or burrs on new plug blades may catch on shutters, preventing them from opening. Using a small file or sandpaper solves the problem.

Buzzing

Fluorescent fixtures use transformer action to operate. This action sometimes causes a buzzing.

Fixture Location

We install light fixtures in the locations indicated on the plans. Moving fixtures to accommodate specific furniture arrangements or room use is your responsibility.

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 receptacles in bathrooms, the kitchen, outside, and the garage (areas where an individual can come into contact with water while holding an electric appliance or tool) to be on a GFCI protected circuit. Heavy appliances such as freezers or power tools will trip the GFCI breaker.

Note: Code does not require a GFI receptacle at every location, just that they are all on a GFCI protected circuit.

Caution: Never plug a refrigerator or food freezer into a GFCI-controlled outlet. The likelihood of the contents being ruined is high and the limited warranty does not cover such damage.

Each GFCI circuit has a test and reset button. Once each month, press the test button. This will trip the circuit. To return service, press the reset button. If a GFCI breaker trips during normal use, it may indicate a faulty appliance and you will need to investigate the problem. One GFCI breaker can control up to three or four outlets.

ARC Fault Receptacles

Arc Fault Receptacles are installed per the national electrical code. If your arc fault breaker trips, unplug all items plugged into an outlet on that circuit and reset the Arc Fault Breaker. Once each month, press the test button

Grounded System

Your electrical system is a three-wire grounded system. Never remove the bare wire that connects to the box or device.

Light Bulbs

You are responsible for replacing burned-out bulbs other than those noted during your orientation.

Luminous Light Panels

Translucent panels covering ceiling lights are made of polystyrene plastic. To clean, gently push up, tilting the panel slightly and remove it from the fixture frame. Wash with a diluted (1 to 2 percent) solution of mild detergent and warm water. Do not rinse; the soap film that remains reduces static electricity that attracts dust.

Over time, the plastic panel may yellow and will become brittle and may need to be replaced if it cracks or breaks. Replacement material can be found at home center and hardware stores. Most

suppliers will cut the panel to fit so if you need to purchase a replacement, be sure to note the size you need.

Bulbs for these fixtures can be purchased at home centers or hardware stores. Avoid exceeding the wattage indicated inside the fixture.

Modifications

If you wish to make any modifications, contact the electrician listed on the Emergency Phone Numbers you receive at the orientation. Having another electrician modify your electrical system during the warranty period can void that portion of your limited warranty.

Outlets

If an outlet is not working, check first to see if it is controlled by a wall switch Arc Fault or GFCI. Next, check the breaker.

If there are small children in the home, install safety plugs to cover unused outlets. This also minimizes the air infiltration that sometimes occurs with these outlets. Teach children to never touch electrical outlets, sockets, or fixtures.

Underground Cables

Before digging, check the location of buried service leads by calling the local utility locating service. In most cases, wires run in a straight line from the service panel to the nearest public utility pad. Maintain positive drainage around the foundation to protect electrical service connections.

Under- or Over-Cabinet Lights

The selection of optional under- or over-cabinet lighting provides either task lighting or atmosphere to your kitchen. We suggest you note the size and type of bulbs in these fixtures and keep replacements on hand.

Troubleshooting Tips: No Electrical Service

No Electrical Service Anywhere in the Home

Before calling for service, check to confirm that the:

- Service is not out in the entire area. If so, contact the utility company.
- Main breaker and individual breakers are all in the on position.

No Electrical to One or More Outlets

Before calling for service, check to confirm that the

- Main breaker and individual breakers are all in the on position.
- Applicable wall switch is on
- Arc Fault Breaker is not tripped
- GFCI is set (see details on GFCI's, earlier in this section)
- Item you want to use is plugged in
- Item you want to use works in other outlets
- Bulb in the lamp is good

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

During the orientation, we confirm that light fixtures are in acceptable condition and that all bulbs are working. Classica Homes' limited warranty excludes any fixture you supplied.

GFCI (Ground-Fault Circuit-Interrupters)

Classica Homes is not responsible for food spoilage that results from your plugging refrigerators or freezers into a GFCI outlet.

Power Surge

Power surges are the result of local conditions beyond the control of Classica Homes and are excluded from limited warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems, and computers. Damage resulting from lightning strikes are excluded from limited warranty coverage.

Expansion and Contraction

Homeowner Use and Maintenance Guidelines

Changes in temperature and humidity cause all building materials to expand and contract. Dissimilar materials expand or contract at different rates. This movement results in separation between materials, particularly dissimilar ones. You will see the effects in small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, and where tile grout meets tub or sink. While this can alarm an uninformed homeowner, it is normal.

Shrinkage of the wood members of your home is inevitable and occurs in every new home. Although this is most noticeable during the first year, it may continue beyond that time as relative humidity and seasons change, so will the movements within your home. In most cases, caulk and paint are all that you need to conceal this minor evidence of a natural phenomenon. Even though properly installed, caulking shrinks and cracks. Maintenance of caulking is your responsibility.

Classica Homes Limited Warranty

Classica Homes provides one-time repairs to many of the effects of expansion and contraction. See individual categories such as drywall and caulk for details.

Fencing

Homeowner Use and Maintenance Guidelines

Depending on the community in which your home is located, fencing may be included with your home, it may be an optional item, or it may be an item you consider adding after your move-in. When Classica Homes installs fencing as part of your new home, we confirm its good condition during your orientation. All types of fencing require some routine attention.

Drainage

In planning, installing, and maintaining fencing, allow existing drainage patterns to function unimpeded. When installing a fence, use caution in distributing soil removed to set posts to avoid blocking drainage swales. Plan enough space under the bottom of a wood fence for water to pass through.

Homeowner Association Design Review

If you choose to add fencing after moving into your new home, keep in mind the potential need to obtain approval from the Design Review Committee of your homeowners association. Specific requirements about style, height, position on the lot are described in the current design review guidelines which you can obtain from a committee member. Special requirements apply to homes on corner lots where drivers must have adequate visibility. Additionally, in some communities, zoning laws may impact private fencing. Your responsibilities include checking on such details.

Classica Homes recommends that you engage the services of professionals to install your fence. Be certain to inform a fence installer of all design review requirements. We suggest you obtain the service of a surveyor to mark property lines.

See also Property Boundaries.

Variation

Height and location of Classica Homes installed fences will vary with lot size, topography, and shape. Classica Homes must meet the requirements of the Design Review process just as any homeowner would.

Wood Fences

Over time wood fences will crack, warp, and split. Unless extreme, these conditions require no action on your part. As the wood ages and shrinks, nails may come loose and require attention. Also check the posts and any gates twice a year and tighten hardware or make needed adjustments.

Aluminum or Wrought Iron Fencing

As with wood fencing, prevent sprinklers from spraying your wrought iron fence or rails. Check monthly to confirm that water does not stand around the fence posts. Make corrections to drainage as needed to prevent this.

Classica Homes Limited Warranty

If fencing is part of your home purchase, we will confirm the acceptable condition of the fence during your orientation. Classica Homes will correct fence posts that become loose during the warranty period. Be aware that damage to fencing caused by severe weather should be referred to your homeowner insurance company and is specifically excluded from warranty coverage.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Fireplace

Homeowner Use and Maintenance Guidelines

See also Fire Prevention.

Most of us feel a fireplace is an excellent way to create a warm, cozy atmosphere. However, without sufficient information, your use of the fireplace can result in heat (and dollars) being wasted. To help prevent that, consider the following points.

Look upon burning a fire as a luxury that adds much to the atmosphere but just a little to the heat in a home. About 10 percent of the heat produced by a fire is radiated into the house. In many older homes, the air used by the fireplace for combustion is replaced with cold outside air drawn in through cracks around doors and windows. However, your home is constructed so tightly that this does not happen. If we install a fresh air vent to supply the fireplace with combustion air and reduce the amount of heated air the fire draws from your house. Open this vent before starting the fire as you do the damper.

Close the damper and cold air vent when the fireplace is not in use. Leaving these open is equivalent to having an open window in the house. If the fire is still burning, but you are finished enjoying it, use glass doors to prevent heated air from being drawn up the chimney until your damper can be closed.

One caution on the use of glass doors: do not close them over a roaring fire, especially if you are burning hard woods (such as oak or hickory) because this could break the glass. Also, when closing the doors over a burning fire, open the mesh screens first. This prevents excessive heat build-up on the mesh, which might result in warping or discoloration.

Your objective in building a fire should be a clean, steady, slow-burning fire. Begin with a small fire to allow the components of the fireplace to heat up slowly. Failure to do so may damage the fireplace and can void the warranty. Start the fire by burning kindling and newspaper under the grate; two to three layers of logs stacked with air space between, largest logs to the rear, works best. One sheet of paper burned on top of the stack will help the chimney start to draw. Any logs 6 inches in diameter or larger should be split.

Caution: Do not burn trash in the fireplace and never use any type of liquid fire starter.

Remove old ashes and coals from under the grate when completely cool. A light layer is desirable as an insulator and will help to reflect heat.

Chimney Cleaning

Creosote and other wood-burning by-products accumulate inside the flue over a period of time. This build-up can be a fire hazard. The way you use your fireplace and the type of wood you burn will 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.

Spark Arrester

If the spark arrester becomes clogged, the diminished air flow will affect the performance of the fireplace and may be a fire hazard. Have the arrester cleaned professionally when needed.

Gas Fireplace

Classica Homes offers direct-vent gas fireplaces. If you ordered this type of fireplace, it is demonstrated during the orientation. Read and follow all manufacturer's directions.

A slight delay between turning the switch on and flame ignition is normal. The flames should ignite gently and silently. If you notice any deviation from this and any gas smell, immediately shut off the switch and report it to the gas company.

Excessive winds can cause a downdraft, which can blow out the pilot, requiring you to relight it before using the fireplace.

Caution: The exterior vent cover for a direct-vent gas fireplace becomes extremely hot when the fireplace is operating.

Classica Homes Limited Warranty Guidelines

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when Classica Homes' and the manufacturer's directions are followed.

Chimney Separation

Separation of a brick chimney from a newly constructed home may occur. Classica Homes will repair separation from the main structure in excess of ½ inch in 10 feet. Caulking is acceptable in most cases.

Cracks

Normal shrinkage of mortar results in hairline cracks in masonry. Classica Homes will repair cracks that exceed 1/8 inch in width. The repair consists of pointing or patching and the mortar color will be matched as closely as possible, but expect some variation.

Exterior masonry may have chips, irregular surfaces, and color variations, which occur during manufacturing, shipping, or handling. Unless such conditions affect the structural integrity of the home, no repair is provided.

Discoloration

Discoloration of the firebox or brick is a normal result of use and requires no corrective action. Mortar-style fireplaces may develop cracks due to temperature changes and other factors.

Downdraft

Although extremely high winds can result in a downdraft, this condition should be temporary and occasional. We will determine and correct continuous malfunction if caused by a construction or design defect.

Glass Doors

During the orientation we confirm that glass fireplace doors, when included with the home, are in acceptable condition.

Water Infiltration

In unusually heavy or prolonged precipitation, especially when accompanied by high winds, some water can enter the home through the chimney. The limited warranty excludes this occurrence.

Performance Standards

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when Builder's and the manufacturer's directions are followed. Although extremely high winds can result in a downdraft, this condition should be temporary and occasional.

Normal shrinkage of mortar may result in hairline cracks in masonry, but such cracks should not be excessive (in excess of 1/8" in width)

Some homes offer direct vent gas fireplaces. Gas fireplaces are checked during Orientation to confirm that they are operational. Be aware of a delay between turning the switch on and flame ignition. The flames should ignite gently and silently. Read and follow all manufacturer directions. If you notice any deviation in this or any gas smell, shut the switch off immediately and report it immediately to your natural gas provider.

Items Covered Under One-Year Warranty

The cause of continuous downdraft will be determined and corrected.

Excessive separation from the main structure will be repaired in first year; caulking is acceptable in the majority of cases.

Excessive cracks in masonry will be repaired. Painting or patching, when required, will be done matching the color as closely as possible.

Deviation from the performance standards for direct vent gas fireplaces will be inspected and repaired as necessary.

Items Excluded Under One-Year Warranty

Discoloration of the firebox or brick is the normal result of use and requires no corrective action. Mortar style fireplaces may develop cracks due to temperature changes and other factors.

Classica Homes Warranty Process and Performance Standards

Damage to glass doors, when included with the home, will be corrected only if noted during pre-closing orientation. Owner should follow manufacturer's instructions for using glass doors.

Exterior masonry may have chips, irregular surfaces, color variations, etc. which occur during manufacturing and/or handling. Unless such conditions affect the structural integrity of the home, they will not be repaired.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Foundation Walls

Homeowner Use and Maintenance Guidelines

We install the foundation of your home according to the recommendations of our consulting engineer. To protect your home's foundation, follow guidelines for installation and maintenance of landscaping and drainage in this manual.

Cracks

Even though an engineer designed the foundation and we constructed it according to engineering requirements, surface cracks can still develop in the wall. Surface cracks are not detrimental to the structural integrity of your home. If a crack develops in a foundation wall that allows water to come through, follow the procedures for submitting a warranty claim.

Dampness

Due to the amount of water in concrete, basements may be damp. Condensation can form on water lines and drip onto the floor.

Future Construction in Basement

If you decide to perform additional construction in the basement, obtain guidelines from a licensed engineer, obtain a building permit, and comply with all codes and safety requirements. Classica Homes does not warrant that you will be able to obtain such a permit because of the possibility that building codes may change.

Classica Homes Limited Warranty Guidelines

Cosmetic Imperfections

Slight cosmetic imperfections in foundation walls, such as a visible seam where two pours meet or slight honeycombing (aggregate visible), are possible and require no repair unless they permit water to enter.

Cracks

Shrinkage or backfill cracks are not unusual in foundation walls, especially at the corners of basement windows. Classica Homes will seal cracks that exceed 1/4 inch in width.

Leaks

Classica Homes will correct conditions that permit water to enter the basement, provided you have complied with the drainage, landscaping, and maintenance guidelines.

Performance Standards

Shrinkage or backfill cracks are not unusual in foundation walls, especially at the corners of basement windows.

Items Covered Under One-Year Warranty

Builder will repair, as needed, cracks which are in excess of 1/4" in width or any cracks which are permitting water to enter the basement, provided the Owner has complied with drainage and landscaping requirements.

Items Excluded Under One-Year Warranty

Slight cosmetic imperfections in the foundation walls are normal and will not be repaired.

Garage Overhead Door

Homeowner Use and Maintenance Guidelines

Since the garage door is a large, moving object, periodic maintenance is necessary.

Light Visible

Garage overhead doors cannot be airtight. Some light will be visible around the edges and across the top of the door. Weather conditions may result in some precipitation entering around the door as well as some dust especially until most homes in the community have landscaping installed.

Lock

If the lock becomes stiff, apply a silicone or graphite lubricant. Do not use oil on a lock, as it will stiffen in winter and make the lock difficult to operate.

Lubrication

Every 6 months, apply a lubricant such as silicone spray to all moving parts: track, rollers, hinges, pulleys, and springs. Avoid over lubricating to prevent drips on vehicles or the concrete floor. At the same time, check to see that all hardware is tight and operating as intended without binding or scraping.

Opener

To prevent damage to a garage door opener, be sure the door is completely unlocked and the rope-pull has been removed before using the operator. Be familiar with the steps for manual operation of the door in the event of a power failure.

During orientation we demonstrate the electric eye that provides a safety stop in the event someone crosses through the opening while the overhead door is in motion. Use care not to place tools or other stored items where they interfere with the function of the electric eye.

Expect to replace the battery in the garage opener remote controls about once a year.

Painting

Repaint the garage door when you repaint your home, or more often if needed to maintain a satisfactory appearance.

Safety

Follow the manufacturer's instructions for safe and reliable operation. Do not allow anyone except the operator near the door when it is in motion. Keep hands and fingers away from all parts of the door except the handle. Do not allow children to play with or around the door.

Classica Homes Warranty Process and Performance Standards

For your safety, after the expiration of the one-year warranty, have any needed adjustments made by a qualified specialist. The door springs are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing. Have the door inspected by a professional garage door technician after any significant impact to the door.

Sag

A wooden garage door may sag slightly due to its weight and span. This will stabilize after the panels have dried.

Classica Homes Limited Warranty Guidelines

The garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment, which Classica Homes will provide unless the problem is caused by the installation of a garage door opener subsequent to closing on the home.

Performance Standards

The garage door should operate smoothly and with reasonable ease.

Items Covered Under One-Year Warranty.

If the door becomes misaligned, Builder will adjust.

Items Excluded Under the One-Year Warranty

Garage overhead doors cannot be air tight and typically some light will be visible around the edges and across the top of the door. Severe weather conditions may result in some precipitation entering around the door. Builder will not be responsible for these items.

Gas Shut-Offs

Homeowner Use and Maintenance Guidelines

You will find shut-offs on gas lines near their connection to each item that operates on gas. In addition, there is a main shut-off at the meter. We point these out during the orientation.

Gas Leak

If you suspect a gas leak, leave the home and call the gas company immediately for emergency service.

Classica Homes Limited Warranty Guidelines

The gas company is responsible for leaks up to the meter. Classica Homes will correct leaks from the meter into the home.

Ghosting

Homeowner Use and Maintenance Guidelines

Recent feedback from homeowners (in both old and new homes) regarding black sooty stains which develop on surfaces in homes (on carpet, walls, ceilings, appliances, mirrors, and around area rugs—to list a few examples) have caused much investigation and research.

The conclusion of the research and laboratory tests has been that the majority of this staining or "ghosting" results from pollution of the air in the home caused by burning scented candles. Incomplete combustion of hydrocarbons as these candles burn contributes a considerable amount of soot to the air. This sooty substance then settles or accumulates on surfaces of the home. The sooty deposits are extremely difficult to remove; on some surfaces (light-colored carpet, for instance), they are impossible to clean completely away.

The popularity of scented candles has increased many-fold in recent years. If this is an activity that is part of your lifestyle, we caution you about the potential damage to your home. When this condition results from homeowners burning candles or other lifestyle choices, the resulting damage is excluded from our limited warranty coverage.

See also Carpet/Filtration.

Grading and Drainage

Homeowner Use and Maintenance Guidelines

The final grades around your home have been inspected and approved for proper drainage of your lot. Classica Homes inspects the site. Yards drain from one to another. You and your neighbors may share an overall drainage plan for the community or adjacent lots. Use caution when installing landscaping, fencing, or additions to your home to prevent causing water problems on adjacent lots.

Drainage

Typically, the grade around your home should slope $\frac{1}{4}$ ' per foot, tapering to a 2 percent slope. In most cases, drainage swales do not follow property boundaries. Maintain the slopes around your home to permit the water to drain away from the home as rapidly as possible. This is essential to protect your foundation. Failure to do so can result in major structural damage and will void your warranty.

Exterior Finish Materials

Maintain soil levels 6 inches below siding, stucco, brick, or other exterior finish materials. Contact with the soil can cause deterioration of the exterior finish material and encourages pest infestations.

Roof Water

Do not remove the splash blocks or downspout extensions from under the downspouts. Keep these in place at all times, sloped so the water drains away from your home quickly. Maintain clean, free of debris, below grade downspout corrugated drain pipe. Insure that deposit openings stay free of debris.

Rototilling

Rototilling can significantly change drainage swales. You can minimize this by rototilling parallel to the swales rather than across them.

Settling

The area we excavated for your home's foundation was larger than the home to allow room to work. In addition, some trenching is necessary for installation of utility lines. Although we replaced and compacted the soil, it does not return to its original density. Some settling will occur, especially after prolonged or heavy rainfall or melting of large amounts of snow. Settling can continue for several years. Inspect the perimeter of your home regularly for signs of settling and fill settled areas as needed to maintain positive drainage.

Subsurface Drains

Classica Homes installs a subsurface drain to ensure that surface water drains from a yard adequately. Keep this area and especially the drain cover clear of debris so that the drain can function as intended.

See also Landscaping.

Classica Homes Limited Warranty Guidelines

We established the final grade to ensure adequate drainage away from the home. Maintaining this drainage is your responsibility. If you alter the drainage pattern after closing, or if changes in drainage occur due to lack of maintenance, the limited warranty is void.

Backfill Settlement

Backfilled or excavated areas around the foundation and at utility trenches should not interfere with the drainage away from your home. If these areas settle during the first year, Classica Homes will fill the areas one time with fill dirt to maintain positive drainage.

Erosion

Classica Homes is not responsible for weather-caused damage to un-landscaped yards after the final grade has been established or the closing date, whichever occurs last.

New Sod

New sod installation and the extra watering that accompanies it can cause temporary drainage problems, as can unusually severe weather conditions.

Recommendations

Once final grades are set, Classica Homes will inspect drainage problems reported in writing during the warranty period, compare grades to those originally established, and advise you on corrective actions you might take.

Swales & Yard Drainage

Classica Homes does not alter drainage patterns to suit individual landscape plans. Typically, a lot receives water from and passes water on to other lots, so changes in grade often affect adjacent or nearby lots. Classica Homes advises against making such changes. After heavy rain or snow, water may stand in swales up to 48 hours. Owner must allow 24 hrs for water to drain off property after the completion of the precipitation event.

Under Concrete

Classica Homes will fill visible sunken areas under concrete during the first year.

Performance Standards

Drainage of the Site: "Site" refers only to the immediate grades and swales affecting the house. Site drainage, under the Limited Warranty, is limited to grads with in 10 feet and swales with in 20' of the foundation of the home. The final grade is established to insure adequate drainage away from the home, and there should be all grades and swales necessary to insure proper discharge away from the house. No standing or ponding water should remain in these areas for a period longer than 24 hours after a rain, except swales that drain from an adjoining property or sump pump discharge. In these areas, a longer period can be anticipated (generally no more than 48 hours). Note: Sprinkler systems contribute heavily to slow drainage areas and should be adjusted accordingly. Builder shall not make a grading determination when ground is saturated or covered in frost or snow. The possibility of standing water after an unusually heavy rain fall should be anticipated and is not to be considered a deficiency. **NO GRADING DETERMINATION IS TO BE MADE WHILE THERE IS FROST OR SNOW OR WHEN THE GROUND IS SATURATED.**

Swales: In most cases, drainage swales do not follow property boundaries. Builder will not alter drainage patterns to suit individual landscape plans. Lots often receive water from or pass water on to other lots, and Owner changes in grade often affect other lots; therefore Owner is advised against making such changes.

New Sod: New sod installation and the extra watering that accompanies it can cause temporary drainage problems, as can unusually severe weather conditions.

Backfill Settlement: Backfilled or excavated areas around foundation and at utility trenches should not interfere with the drainage away from the house. Owner should expect some settling of backfilled soils.

Items Covered Under One-Year Warranty.

Recommendations: Builder will inspect problems reported in writing during the one year warranty period and advise Owner as to corrective actions which he/she might take.

Settling: If filled or excavated areas settle, Builder will correct one time with fill dirt during the first year warranty. Builder will fill visible sunken areas under concrete.

Items Excluded Under the One-Year Warranty

Owner is responsible for maintaining positive drainage away from the foundation, slabs and walks, including maintaining grades and swales after they have been properly established by the Builder. Failure to maintain drainage pattern or backfilled areas can result in damage to the foundation and void the limited warranty. If Owner or his agent causes alteration of the drainage pattern, the Warranty is void.

Builder is not responsible for the settling of trenches dug by public utilities, including power lines, gas lines, phone lines, or cable TV lines.

Builder is not responsible for erosion or weather damage to unlandscaped yards after the final grade has been established or the closing date, whichever occurs last.

Owner is responsible for any grass, shrubs, or other landscaping affected by Builder's filling of settled areas.

Gutters and Downspouts

Homeowner Use and Maintenance Guidelines

Check gutters periodically and remove leaves or other debris. Materials that accumulate in gutters can slow water drainage from the roof, cause overflows, and clog the downspouts.

Extensions or Splash blocks

Extensions should discharge outside of rock or bark beds so that water is not dammed behind the edging materials that might be used.

Ladders

Use caution when leaning ladders against gutters, as this may cause dents.

Leaks

If a joint between sections of gutter drips, caulk the inside joint using a commercial gutter caulking compound available at hardware stores.

Paint

Gutters and downspouts are painted to match your home. You should repaint them when you repaint your home.

Snow and Ice

Clear excess snow from downspouts as soon as possible to allow the gutter to drain and to prevent damage. Severe ice or snow build-up can damage gutters, and such damage is not covered by the limited warranty.

See also Roof/Ice Dam.

Classica Homes Limited Warranty Guidelines

Gutters over 3 feet long are installed with a slight slope so that roof water will flow to the downspouts.

Leaks

We correct leaks that occur during the warranty period.

Overflow

Classica Homes Warranty Process and Performance Standards

Gutters may overflow during periods of excessively heavy rain. This is expected and requires no repair.

Standing Water

Small amounts of water (up to one inch) will stand for short periods of time in gutters immediately after rain. No correction is required for these conditions.

Performance Standards

Gutters: Gutters may overflow during periods of excessively heavy rain. Small amounts of water (up to 1") may stand for short periods of time in gutters immediately after rain.

Downspouts: Downspouts should carry water to the ground and then, in extensions, direct the flow away from the foundation of the home.

Items Covered Under One-Year Warranty.

Standing water of 1" or more 24 hours after a rainstorm will be corrected in first year of occupancy.

Items Excluded Under the One-Year Warranty

Owner is responsible for maintaining downspouts.

Owner is responsible for maintaining gutters, keeping them clear of debris which might clog them, checking them periodically to insure proper functioning, and preventing severe ice or snow buildup, which can damage them.

Hardware

Homeowner Use and Maintenance Guidelines

Doorknobs and locks should operate correctly with little attention. Over time, they may need slight adjustments due to normal shrinkage of the framing. Occasionally, you may need to tighten screws or lubrication.

Classica Homes Limited Warranty Guidelines

We confirm that all hardware is in acceptable condition during orientation. The limited warranty excludes repairs for cosmetic damage subsequent to the orientation.

Classica Homes will repair hardware items that do not function as intended.

Performance Standards

Doorknobs and locks should operate correctly.

Items Covered Under One-Year Warranty.

Builder will make adjustments as necessary due to normal shrinkage of the framing.

Items Excluded Under the One-Year Warranty

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Hardwood Floors

Homeowner Use and Maintenance Guidelines

In daily care of hardwood floor, preventive maintenance is the primary goal.

Cleaning

Caring for your hardwood floor is easier than ever, thanks to today's modern finishes. Just follow these guidelines and consult your flooring professional for his or her recommendations.

Spills & Spots - Immediately wipe up any spills or spots with a damp cloth.

Vacuum or Sweep - At least every other week, depending on the foot traffic. Don't let sand and dirt build up.

Monthly - Clean with a Engineered Flooring approved wood floor cleaner such as Bona Chemi Swedish Formula, Mullican Flooring Wood Floor Cleaner or Basic Coatings. Never use oil soaps or wax.

Never wet-mop a hardwood floor. Excessive water causes wood to expand and can possibly damage the floor. Check with the hardwood company for cleaning instructions.

Protect

In areas of high traffic, use area rugs to keep wear to a minimum. Move the rugs occasionally to maintain an even color to your finish. Make sure that the rugs have a backing with a mesh or grid pattern which allows the floor to breathe and are approved for hardwood floor finishes. Put mats at all entrances to keep dirt and moisture off the floor. Use felt pads, wide vinyl pads or rubber rollers on the legs of furniture.

Moving

When moving heavy furniture or appliances, place a sheet of masonite or plywood under the piece being moved to distribute the weight and reduce denting or scratching. For light pieces use a clean blanket or a piece of carpet face down under the piece to be moved.

Be Aware

Of high heel shoes that have lost their protective cap and small stones as they can scratch and gouge your floor's surface. Keep high heels in good repair. Heels that have lost their protective cap (thus exposing the fastening nail) will exert over 8,000 pounds of pressure per square inch on the floor. That's enough to damage hardened concrete; it will mark your wood floor. Excessive sunlight should be blocked with blinds or drapes. Wet mopping and excessive water can also be harmful to your floor.

Humidity

Ask your flooring professional for the proper humidity needed for your area and circumstances to keep the wood from shrinking. Never shut off your heating, ventilation or air-conditioning system for long periods of time, such as summer vacations. Wood floors respond noticeably to changes in humidity in your home. Especially during winter months the individual planks or pieces expand and contract as water content changes. A humidifier helps but does not eliminate this reaction.

Repairs

Consult your flooring professional immediately to fix areas that have been damaged, gouged or have a difficult problem, like chewing gum or wax.

Dimples

Placing heavy furniture or dropping heavy or sharp objects on hardwood floors can result in dimples.

Filmy Appearance

A white, filmy appearance can result from moisture, often from wet shoes or boots.

Furniture Legs

Install proper floor protectors on furniture placed on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Regularly clean the protectors to remove any grit that may have accumulated.

Mats and Area Rugs

Use protective mats at the exterior doors to help prevent sand and grit from getting on the floor. Gritty sand is wood flooring's worst enemy. However, be aware that rubber backing on area rugs or mats can cause yellowing, on oil based finishes, and warping of the floor surface.

Separation

Expect some shrinkage around heat vents or any heat-producing appliances, or during seasonal weather changes.

See also Warping.

Shoes

Keep high heels in good repair. Heels that have lost their protective cap (thus exposing the fastening nail) will exert over 8,000 pounds of pressure per square inch on the floor. That's enough to damage hardened concrete; it will mark your wood floor.

Spills

Clean up food spills immediately with a dry cloth.

Splinters

When floors are new, small splinters of wood can appear.

Sun Exposure

Exposure to direct sunlight can cause irreparable damage to hardwood floors. To preserve the beauty of your hardwood floors, install and use window coverings in these areas.

Traffic Paths

A dulling of the finish in heavy traffic areas is possible.

Warping

Warping will occur if the floor repeatedly becomes wet or is thoroughly soaked even once. Slight warping in the area of heat vents or heat-producing appliances is also typical.

Wax

Waxing and the use of products like oil soap is not recommended. Use only products recommended by the manufacturer.

Classica Homes Limited Warranty Guidelines

During the orientation we will confirm that hardwood floors are in acceptable condition. We will correct any readily noticeable cosmetic defects listed during the orientation. You are responsible for routine maintenance of hardwood floors.

Material

Material is warranted by the manufacturer. See Manufactures warranty.

Separations

Shrinkage will result in separations between the members of hardwood floors. If these exceed 1/8 inch, Classica Homes will fill them one time. Classica Homes is not responsible for removing excess filler that appears on the surface if the boards expand due to subsequent changes in humidity and expel the filler.

Classica Homes will not pay costs associated with relocation during therepair process such as hotel, meals, or moving and storage of furniture.

Classica Homes Warranty Process and Performance Standards

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Heating System: Gas Forced Air

Homeowner Use and Maintenance Guidelines

Good maintenance of your furnace can save energy dollars and prolong the life of the furnace. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

Adjust Vents

Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, you can reduce the heat in seldom-used or interior rooms. This is an individual matter and you will need to balance the system for your own family's needs.

Avoid Overheating

Do not overheat your new home. Overheating can cause excessive shrinkage of framing lumber and may materially damage the home. In the beginning, use as little heat as possible and increase it gradually.

Blower Panel (Fan cover)

You need to position the blower panel cover correctly for the furnace blower (fan) to operate. This panel compresses a button that tells the blower it is safe 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, the furnace will not operate.

Ductwork Noise

Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to airflow as the system operates.

Filter

A clean filter will help to keep your home clean and reduce dusting chores. Remember to change or clean the filter monthly during the heating season (year-round if you also have air conditioning). A clogged filter can slow airflow and cause cold spots in your home. Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care.

Buy filters in large quantity for the sake of convenience. You will find the size and type printed along the edge of the filter that in your furnace.

Furnished Home

The heating system was designed with a furnished home in mind. If you move in during the cooler part of the year and have not yet acquired all of your draperies and furnishings, the home may seem cooler than you would expect.

Gas Odor

If you smell gas, call the gas company immediately.

Odor

A new heating system may emit an odor for a few moments when you first turn it on. An established system may emit an odor after being unused for an extended time (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass quickly.

On-Off Switch

The furnace has an on-off blower switch. This switch 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. This is usually done only when maintenance service is being performed, although young children have been known to turn the furnace off using this switch. (If your furnace is a high-efficiency model, it does not have a pilot or an on-off switch.)

Registers

Heat register covers are removable and adjustable. You are responsible for adjusting the dampers in these covers to regulate the heat flow within the home. Registers in the rooms farther away from the furnace will usually need to be opened wider.

Return Air Vents

For maximum comfort and efficient energy use, arrange furniture and draperies to allow unobstructed airflow from registers and to cold air returns.

Temperature

Depending on the style of home, temperatures can normally vary from floor to floor as much as 10 degrees or more on extremely cold days. The furnace blower will typically cycle on and off more frequently and for shorter periods during severe cold spells.

Thermostat

The furnace will come on automatically when the temperature at the thermostat registers below the setting you have selected. Once the furnace is on, setting the thermostat to a higher

temperature will not heat the home faster. Thermostats are calibrated to within plus or minus 2 degrees.

Trial Run

Have a trial run early in the fall to test the furnace. (The same applies to air conditioning in the spring.) If service is needed, it is much better to discover that before the heating season.

Troubleshooting Tips: No Heat

Before calling for service, check to confirm that the:

- Thermostat is set to "heat" and the temperature is set above the room temperature.
- Blower panel cover is installed correctly for the furnace blower (fan) to operate. This panel compresses a button that tells the blower it is safe 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, the furnace will not operate.
- Breaker on the main electrical panel is on. (Remember, if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Switch on the side of the furnace is on.
- Gas line is open at the main meter and at the side of the furnace.
- Filter is clean to allow airflow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- If you have a basement or a crawlspace, confirm the GFCI Receptacle is not tripped on the condensate pump

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

We will install heating systems according to local building codes, as well as to engineering designs of the particular model home.

Adequacy of the system is determined by its ability to establish a temperature of 70 degrees F, as measured in the center of the room, 5 feet above the floor. In extremely cold temperatures (10 degrees below or colder), the system should be able to maintain a temperature differential of 80 degrees from the outside temperature.

Duct Placement

The exact placement of heat ducts may vary from those positions shown in similar floor plans.

Ductwork

The ductwork should remain attached and securely fastened. If it becomes unattached, Classica Homes will repair as needed.

Furnace Sounds

Expansion or contraction of metal ductwork results in ticking or popping sounds. While eliminating all these sounds is impossible, Classica Homes will correct oil canning. (Oil canning occurs when a large area of sheet metal like those found in air ducts makes a loud noise as it moves up and down in response to temperature changes.)

Thermostat

Thermostats are calibrated to plus or minus 2 degrees.

Maintenance

Owners should follow all manufacturers' requirements. Many of our HVAC contractors provide a yearly maintenance program.

Why is it important to have regular maintenance on my home comfort system?

You wouldn't buy a brand-new car and expect to never have to put air in the tires, change the oil and check out any unusual noises, would you? In the same way that an automobile requires periodic maintenance for optimal performance, a home comfort system should be regularly inspected by a qualified technician. ***Maintenance Documentation may be required for warranty parts to be reimbursed by manufacturer during warranty period starting from date of closing.***

Heating System: Heat Pump

Homeowner Care and Maintenance

If your home contains a heat pump system, you should be aware of the performance characteristics unique to these systems. As with any system, read the manufacturer's literature and follow all instructions for efficient operation and maintenance of your system. Clean or replace filters once a month. Provide professional service for your system at least once every year.

Air Circulation Across Coils

Keep the outside unit clear of any materials that would interfere with air circulation. Snow, ice, landscaping materials, trash, leaves, and other accumulating items can cause inefficiency or damage the unit.

Air Conditioning and Heating

A heat pump system operates differently from a gas forced-air furnace. The same system provides both heat and air conditioning. This is possible because a refrigerant flows back and forth in the coils of the heat pump, controlled by a reversing valve. In the heating mode, the heat pump removes heat from the outside air and transfers it to the inside air. In the cooling mode, it does just the opposite, removing heat from the inside air and discharging it outside of the home. The thermostat inside your home controls this heating or cooling activity.

Air Temperature at Vents

Do not expect dramatic temperature differences in the air coming from the vents as is common with other kinds of systems. The coils used in a heat pump system operate at lower temperatures than those common in a gas forced-air system. As a result, for example, in the heat mode, air from the supply vents will typically range from 85 to 90 degrees F. The vents will not feel hot, though the air discharged is warmer than the air in the room by as much as 20 degrees.

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 degrees or more at one time. If the light stays on when the outside temperature is more than 34 degrees F, contact a service person.

Defrost Cycle

When the heat pump is operating in the heat mode, the coils outside may 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 a normal part of the operation of the system 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. The defrost cycle can only occur once every 90 minutes and lasts no longer than 10 minutes.

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.

Register Adjustment

Registers will require adjustment from time to time to maximize your family's comfort. 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. A good technique is to completely open all the vents, then gradually move the temperature setting up until the coolest room is comfortable. Once the coolest room is comfortable, gradually close the vents in the warmer rooms until all rooms are comfortable as well. Reverse the process for air conditioning.

Return Air Vents

As with any heating system, return air vents must be clear so the air flows through the ducts unimpeded. Avoid placing furniture where it blocks the return air vents.

Troubleshooting Tips:

No Heat or Auxiliary Heat Stays on When Outside Temperature Is 34 Degrees or Above
Before calling for service, check to confirm that the:

- Thermostat is set to "heat" and the temperature is set above the room temperature.
- Breaker on the main electrical panel is on. (Remember, if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Filter is clean to allow airflow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- Outside unit is not blocked by snow or other materials.
- Outside coil does not have an excessive ice build-up.
- If you have a basement or a crawlspace, confirm the GFCI Receptacle is not tripped on the condensate pump

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

Refer to the manufacturer's limited warranty for information regarding warranty coverage.

Performance Standards

Engineering: Heating system is installed in accordance with local building codes and engineering designs of the particular home. System should establish a temperature of 70 degrees, as measured in the center of the room, five (5) feet above the floor. At outside temperatures of 22 degrees below or colder, the system should be able to maintain a temperature differential of 80 degrees. Thermostats are calibrated to plus or minus 2 degrees.

Ducts: Expansion or contraction of ductwork often results in some ticking or popping sounds, which is not correctable. Although the heat system is not a "sealed system", the ductwork should remain attached and securely fastened. The placement of heat ducts may vary slightly from those positions shown in similar floor plans.

Registers: Heat register covers are removable and adjustable.

Combustion Air: An outside combustion air duct is included to supply fresh air for the furnace and water heater. The supply of fresh air is vital to the safe and efficient operation of both items and should not be limited in any way. This could be executed with venting practice of furnace or water heater by direct vent where applicable. There would be no outside duct in this case.

Items Covered Under One-Year Warranty.

Builder will correct loud "oil canning" noises during year one.

If ductwork becomes unattached, Builder will repair as needed during year one.

Items Excluded Under the One-Year Warranty

Owner is responsible for adjusting the dampers in register covers to regulate heat flow within the home. The further a room is away from the furnace, the more open its vent should be.

Filters: Owner is responsible for changing the furnace filter, which should be done once a month.

Insulation

Homeowner Use and Maintenance Guidelines

The effectiveness of blown insulation is diminished if it is uneven. As the last step in any work done in your attic (for example, the installation of speaker wire), you should confirm that the insulation lays smooth and even. Do not step on drywall ceilings, because this can result in personal injury or damage to the drywall.

Electrical outlets normally emit noticeable amounts of cold air when outside temperatures are low.

Classica Homes Limited Warranty Guidelines

Classica Homes will install insulation to meet or exceed the building codes applicable at the time of construction and outlined as part of your purchase agreement.

Performance Standards

Insulation will be installed to meet or exceed the building codes applicable at the time of construction.

Items Covered Under One-Year Warranty.

Deviation from the standard will be corrected in year one.

Landscaping

Homeowner Use and Maintenance Guidelines

In planning your landscaping, think of proportion, texture, color, mature size, maintenance needs, soft and hard surfaces, lighting, fencing, edging, and water requirements. 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.

Additions

Before installing patio additions or other permanent improvements, consider soil conditions in the design and engineering of your addition and consult your communities ACC guidelines.

Backfill

We construct the foundation of your home beginning with an excavation into the earth. When the foundation walls are complete, the area surrounding them is backfilled. Soil in this area is not as compact as undisturbed ground. Water can penetrate through the backfill area to the lower areas of your foundation. This can cause potentially severe problems such as wet basements, cracks in foundation walls, and floor slab movement. Avoid this through proper installation of landscaping and good maintenance of drainage.

Backfill areas will settle and require prompt attention to avoid damage to your home and voiding of the structural warranty.

Keep downspout extensions in the down position to channel roof runoff away from the foundation area of your home. Routine inspection of downspouts, backfill areas, and other drainage components is an excellent maintenance habit.

See also Grading and Drainage.

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. You can use a non-woven landscape fabric between the soil and rock or bark to restrict weed growth while still permitting normal evaporation of ground moisture.

Erosion

Until your yard is established and stable, erosion will be a potential concern. Heavy rains or roof runoff 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 runoff, 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.

First 5 Feet

Place no sprinkler heads within 5 feet of your home.

Hired Contractors

You are responsible for changes to the drainage pattern made by any landscape, concrete, deck, or pool contractor. Discuss drainage with any company you hire to do an installation in your yard. Do not permit them to tie into existing drainage pipes without approval from Classica Homes.

Natural Areas

During construction, we remove construction debris from natural areas. Removing dead wood, tree limbs, fallen trees, or other natural items is your responsibility.

Planning

Locate plants and irrigation heads out of the way of pedestrian or bicycle traffic and car bumpers. Space groves of trees or single trees to allow for efficient mowing and growth. Group plants with similar water, sun, and space requirements together.

Plant Selection

Plant with regard to your local climate. Favor native over exotic species. Consider ultimate size, shape, and growth of the species.

See also Property Lines.

Requirements

Check with your local building department and homeowners association before designing, installing, or changing landscaping for any regulations that they require you to follow.

Seeded Lawns

If lawn seeding is part of your home purchase, 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 overseed 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.

Sod

Newly placed sod requires extra water for several weeks. Water in the cool part of the day (ideally just before sunrise) at regular intervals for the first three weeks. Be aware that new sod and the extra watering it requires can sometimes create drainage concerns (in your yard or your neighbor's) that will disappear when the yard is established and requires normal watering.

Irrigation System

If Classica Homes included a sprinkler system with your home, you can arrange 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 the same time. Whether we install your sprinkler or you install it yourself, keep these points in mind.

You are responsible for routine cleaning and adjusting of sprinkler heads as well as shutting the system down in the fall (Winterizing). Failure to drain the system before freezing temperatures occur can result in broken lines, which will be your responsibility to repair.

Conduct weekly operational checks to ensure proper performance of the system. Direct sprinkler heads away from the home. Make sure sprinkler heads are not spraying any portion of your home.

Automatic timers permit you to water at optimum times whether you are at home, away, awake, or asleep. The amount of water provided to each zone can be accurately and consistently controlled 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.

Stones

The soil in your area may have stones and rocks. Removing these naturally occurring elements is a maintenance activity. If Classica Homes installs seed or sod, large rocks will be picked up and surface raking performed. You will need to provide continued attention to this condition as you care for your yard.

Trees

Classica Homes values trees as one of the features that make up an attractive community and add value to the homes we build. We take steps to protect and preserve existing trees in the area of your home. In spite of our efforts, existing trees located on construction sites can suffer damage from construction activities, which manifest months after the completion of construction.

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 removing other trees to make room for the home. The newly exposed tree may react to conditions it is unaccustomed to.

Classica Homes Warranty Process and Performance Standards

Caring for existing trees, including pruning dead branches or removing these trees altogether is your responsibility.

Remember to water trees during the summer or during warm dry periods in the winter.

Mulch around trees and avoid tilling or planting flower beds around trees. This is especially important while trees are recovering from the construction process.

Trees and other plant materials that exist on the lot when construction begins and are not part of any landscaping installed by Classica Homes are excluded from warranty coverage.

Utility Lines

A slight depression may develop in the front lawn along the line of the utility trench. To correct this, roll back the sod, spread topsoil underneath to level the area, and then relay the sod.

Before any significant digging, check the location of buried service leads by calling the local utility locating service. In most cases, wires and pipes run in a straight line from the main service to the public supply.

See also Easements.

Waiting to Landscape

If you leave ground un-landscaped, it erodes. Correcting erosion that occurs after closing is your responsibility.

Weeds

Weeds will appear in your new lawn whether seed or sod is used. Left un-landscaped, your yard will quickly begin to show weeds. 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.

Classica Homes Limited Warranty

All plant materials installed are warranted for 90 Days from closing through our Landscape Trade Partner. Classica Homes does not warranty any plant material. Sod is not warranted by the Landscaper or Classica Homes. Sod needs proper attention and consistent moisture to survive. The home owner is responsible for monitoring and watering of the new sod as needed. We will confirm the healthy condition of all plant materials during the orientation. Maintaining landscaping is your responsibility. Classica Homes does warranty the irrigation system and low voltage landscape lighting for a period of one year.

Performance Standards

Because each site is unique unto itself, Classica Homes warranty program (and the home building industry in general) does not offer a warranty for landscaping or shrubbery. The Owner's immediate and on-going maintenance is vital to the success of the lawn. Even at that, there are certain conditions that are beyond anyone's control, such as dry weather, heavy rainfall, high wind, the lay of the land, and even the fact that birds feed on grass seed.

To provide a good foundation lawn, Builder shapes, seeds, fertilizes, and applies straw and pine needles to appropriate areas in accordance with accepted landscaping practices. The plants installed are compatible with the climate in this area and have come from reputable suppliers. Each one has been installed by a qualified professional.

Builder will landscape any area disturbed by the construction process if included in purchase agreement. Areas not disturbed by our construction will be left in their natural state, unless otherwise specified in the contract.

Items Covered Under the One-Year Warranty.

Irrigation carries a 1 year warranty on labor and parts only; damages from cars, trucks, other trade contractor, cable TV, phone line installation, animals, ect are not covered.

Low Voltage Landscape Light fixtures and bulbs, if applicable, carries a one year warranty.

Special Warranty for Trees and Shrubs:

Shrubbery and trees planted by Landscape Trade Partner are warranted for 90 days after closing or occupancy, whichever comes first, providing they have been properly maintained and watered by the Owner. Trees planted without foliage are guaranteed to bear leaves in the spring.

A one year warranty on all trees and shrubs can be offered if the Landscape Trade Partner maintains the property for a twelve month period (in the form of a lawn maintenance contract). Please contact the Landscape Trade Partner if interested in this service.

Items Excluded Under the One-Year Warranty

Builder is not responsible for landscaping areas disturbed by public utilities.

Builder does not guarantee the continued life of trees that existed before the construction process began.

Springs are a natural phenomena and Builder cannot be responsible for where and when they might appear nor for their consequences.

Owner has the responsibility for establishing and maintaining a schedule of watering, cutting, fertilizing and reseeding immediately following occupancy. Successful lawns take several seasons of hard work to become stable and beautiful, and Builder does not guarantee the success of the lawn.

Classica Homes Warranty Process and Performance Standards

Landscape Trade Partner is not responsible for damages due to acts of nature, including, but not limited to winter freeze, winter desiccation, heavy winds, lightening, drought, animal damage or excessive / torrential rains. Damages due to acts of nature will be repaired and billable by the landscape trade partner.

Non- irrigated plant material, including sodded or grassed areas, does not carry a warranty. Azaleas and/ or Rhododendrons carry no warranty, as these plants are very finicky and don not always do well in this planting zone.

Seeded and strawed areas carry no warranty due to the effects that nature can have (excessive rains, excessive drought, winds, ect) on the area (s), which can potentially re-locate the seed or cause wash-outs until the grass seed has germinated.

Sod is not warrantied by the Landscaper or Classica Homes. Sod needs proper attention and consistent moisture to survive. The home owner is responsible for monitoring and watering of the new sod as needed.

Mildew/Mold

Homeowner Use and Maintenance Guidelines

Mildew/Mold is a fungus that spreads through the air in microscopic spores. They love moisture and feed on organic material. On siding, they look like a layer of dirt. 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.

Cleaning mildew from your home is your responsibility. Solutions that remove mildew are available from local paint or home improvement stores. Wear protective eyewear and rubber gloves for this task; the chemicals that remove mildew are unfriendly to humans.

Classica Homes Limited Warranty Guidelines

We will remove any mildew noted during the orientation. Classica Homes warranty excludes mold and mildew.

Mirrors

Homeowner Use and Maintenance Guidelines

To clean your mirrors use any reliable liquid glass cleaner or polisher available at most hardware or grocery stores. Avoid acidic cleaners and splashing water under the mirror; either can cause the silvering to deteriorate. Acidic cleaners are usually those that contain ammonia or vinegar. Avoid getting glass cleaners on plumbing fixtures as some formulas can deteriorate the finish.

Classica Homes Limited Warranty Guidelines

We will confirm that mirrors are in acceptable condition during the orientation.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Paint and Stain

Homeowner Use and Maintenance Guidelines

Because of changes in the formula for paint (such as the elimination of lead to make paints safer), painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads, or scrub brushes. Flat paints show washing marks more easily than gloss paints do. Often better results come from touching up rather than washing the paint.

Colors

Your selection sheets are your record of the paint and stain color names, numbers, and brands in your home.

Exterior

Regular attention will preserve the beauty and value of your home. Check the painted and stained surfaces of your home's exterior annually. Repaint before much chipping or wearing away of the original finish occurs; this will save the cost of extensive surface preparation.

Plan on refinishing the exterior surface of your home approximately every two to three years or as often as your paint manufacturer suggests for your area and climate. Climatic conditions control the chemical structure of the paint used on the exterior. Over time, this finish will fade and dull a bit. Depending on the exposure to weather of each surface, the paint on some parts of your home may begin to show signs of deterioration sooner than others.

When you repaint the exterior of your home, begin by resetting popped nails and removing blistered or peeling portions of paint with a wire brush or putty knife. Sand, spot with primer, and then paint the entire area. Use a quality exterior paint formulated for local climate conditions.

Avoid having sprinklers spray water on the exterior walls of your home. This will cause blistering, peeling, splintering, and other damage to the home.

Severe Weather

Hail and wind can cause a great deal of damage in a severe storm, so inspect the house after such weather. Promptly report damage caused by severe weather to your insurance company.

Stain

For minor interior stain touch-ups, a furniture-polish-and-stain treatment is inexpensive, easy to use, and will blend in with the wood grain. Follow directions on the bottle.

Touch-Up

When doing paint touch-ups, use a small roller with a bucket screen, applying paint only to the damaged area, and feather out edges. Touch-up may not match the surrounding area exactly, even if the same paint mix is used. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product.

We provide samples of each paint used on your home. Store these with the lids tightly in place and in a location where they are not subjected to extreme temperatures.

Wall Cracks

We suggest that you wait until after the first heating season to repair drywall cracks or other separations due to shrinkage.

See also Drywall.

Classica Homes Limited Warranty Guidelines

During your orientation we will confirm that all painted or stained surfaces are in acceptable condition. Classica Homes will touch up paint as indicated on the orientation list. You are responsible for all subsequent touch-up, except painting we perform as part of another warranty repair.

Cracking

As it ages, 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 can result in peeling. This is not a defect in materials or workmanship. Paint maintenance of wood trim and gutters is your responsibility.

Fading

Expect fading of exterior paint or stain caused by the effects of sun and weather from the environment conditions. Normal wear and tear on finished surfaces caused from weathering is excluded from warranty coverage.

Touch-Up Visible

Paint touch-up is visible under certain lighting conditions.

Wood Grain

Because of wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today's water-base paints often make wood grain visible on painted trim. Classica Homes does not provide corrections for this condition.

Performance Standards

Peeling : Exterior paints or stain should not fail during the first year of occupancy.

Fading: Fading of exterior paint or stain can be expected due to the effects of sun and weather.

Cracking: Wood trim will develop some minor cracks and raised grain as it ages and dries. Much of this will occur in the first year. Raised grain can result in peeling paint; this is not due to a defect in materials or workmanship. However, to assure satisfaction in your Classica Homes home, these areas may be addressed through better evaluation by a qualified representative. Note: Builder cannot be responsible for raised grain in woodwork.

Variations Due to Wood Grain: Due to wood characteristics, color variation will result when stain is applied.

Paint Colors: Wood trim painted white or light colors will more readily show grain and cracks and will therefore require additional maintenance by Owner.

Items Covered Under One-Year Warranty.

If paint or stain peels during first year, Builder shall repair affected areas. Color matches shall be made as closely as possible; however, fading of paint is normal and Builder cannot be responsible for color variance in paint when fading has occurred. The warranty on the newly repainted surfaces will not exceed beyond the original warranty period.

Items Excluded Under the One-Year Warranty

Touch up: Owners will receive a sample of each interior paint used for subsequent touch-ups. Color names, numbers, and paint brands are noted on the color selection sheets. The paint should be stored so as not to be affected by freezing temperatures. Paint touch-ups are sometimes visible under certain lighting conditions. Builder cannot be responsible for variances relative to these conditions.

Fading Deterioration: Builder is not responsible for fading of paint or stains from normal weathering as determined by a qualified representative.

Wood Grain Variations: There will be no repair or replacements on such variations.

Mildew or fungus: Mildew or fungus forms on painted surfaces. This is a condition the Builder cannot control and is an Owner maintenance item. See "Care For Your Home - Mildew & Fungus".

Pests and Wildlife

Homeowner Use and Maintenance Guidelines

Insects such as ants, spiders, wasps, and bees, and animal life such as woodpeckers, squirrels, mice, and snakes, may fail to recognize that your home belongs to you. Addressing concerns involving these pests and wildlife goes with being a homeowner. Informational resources include, among others, the state wildlife service, animal control authorities, the county extension service, pest control professionals, Internet, and public library.

Phone Jacks/Outlets

Homeowner Use and Maintenance Guidelines

Your home is equipped with telephone jacks as shown on the blueprints and selection sheets. Initiating phone service, additions to phone service, and moving phone outlets for decorating purposes or convenience are your responsibility.

Classica Homes Limited Warranty Guidelines

Classica Homes will correct outlets positioned so that a wall phone cannot be installed, for instance, if a kitchen phone outlet is positioned too close to a cabinet or countertop backsplash and prevents a wall phone from being connected.

Classica Homes will repair wiring that does not perform as intended from the phone service box into the home during the warranty period. From the service box outward, care of the wiring is the responsibility of the local telephone service company.

Items Covered Under One-Year Warranty.

If wiring does not perform as intended from the phone service box into the home, builder will correct. If an outlet is positioned so that a phone cannot be installed (for example, kitchen wall phone interfering with countertop or cabinets) Builder will correct.

Items Excluded Under the One-Year Warranty

Initiating phone service is the Owner's responsibility. Moving outlets for decorating purposes or convenience is an owner expense and excluded from warranty coverage.

Plumbing

Homeowner Use and Maintenance Guidelines

Your plumbing system has many parts, most of which require little maintenance. Proper cleaning, occasional minor attention, and preventive care will assure many years of good service from this system.

Aerators

Even though your plumbing lines have been flushed to remove dirt and foreign matter, small amounts of minerals may enter the line. Aerators on the faucets strain much of this from your water. Minerals caught in these aerators may cause the faucets to drip because washers wear more rapidly when they come in contact with foreign matter.

See also Dripping Faucet.

Basement Construction

If you perform any construction in your basement, ensure that the plumbing lines in the basement or crawl space are not isolated from the heating source without insulation being added.

Cleaning

Follow manufacturer's directions for cleaning fixtures. Avoid abrasive cleansers. They remove the shiny finish and leave behind a porous surface that is difficult to keep clean. Clean plumbing fixtures with a soft sponge and soapy water (a nonabrasive cleaner or a liquid detergent is usually recommended by manufacturers). Then polish the fixtures with a dry cloth to prevent water spots. Care for brass fixtures with a good-quality brass cleaner, available at most hardware stores.

Clogs

The main causes of toilet clogs are domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss, and children's toys. Improper garbage disposal use also causes many plumbing clogs. Always use plenty of cold water when running the disposal. This recommendation also applies to grease; supplied with a steady flow of cold water, the grease congeals and is cut up by the blades. If you use hot water, the grease remains a liquid, then cools and solidifies in the sewer line. Allow the water to run 10 to 15 seconds after shutting off the disposal.

You can usually clear clogged traps with a plumber's helper (plunger). If you use chemical agents, follow directions carefully to avoid personal injury or damage to the fixtures.

Clean a plunger drain stopper—usually found in bathroom sinks—by loosening the nut under the sink at the back, pulling out the rod attached to the plunger, and lifting the stopper. Clean and return the mechanism to its original position.

Dripping Faucet

You can repair a dripping faucet by shutting off the water at the valve directly under the sink, then removing the faucet stem, changing the washer, and reinstalling the faucet stem. The shower head is repaired the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. (Please note that some manufacturers do not use rubber washers.)

Extended Absence

If you plan to be away for an extended period, you should drain your water supply lines. To do this, shut off the main supply line and open the faucets to relieve pressure in the lines. You may also wish to shut off the water heater. Do this by turning off the cold water supply valve on top and the gas control at the bottom. 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 manufacturer's directions for additional hints and instructions.

See also Extended Absence checklist.

Fiberglass Fixtures

For normal cleaning use a nonabrasive bathroom cleanser and sponge or nylon cleaning pad. Avoid steel wool, scrapers, and scouring pads. Auto wax can provide a shine and restore an attractive appearance.

Freezing Pipes

Provided the home is heated at a normal level, pipes should not freeze at temperatures above 20 degrees Fahrenheit. Set the heat at a minimum of 65 degrees F if you are away during winter months. Keep garage doors closed to protect plumbing lines running through this area from freezing temperatures.

In unusually frigid weather or if you will be gone more than a day or two, open cabinet doors to allow warm air to circulate around pipes. Use an ordinary hair dryer to thaw pipes that are frozen. Never use an open flame.

Gold or Brass Finish

Avoid using any abrasive cleaners on gold or antique brass fixtures. Use only mild detergent and water or a cleaning product recommended by the manufacturer.

Jetted Tubs

If your home includes a jetted tub follow manufacturer directions for its use and care. Never operate the jets unless the water level is at least one inch above the jets. Be cautious about using

the tub if you are pregnant or have heart disease or high blood pressure; discuss the use of the tub with your doctor. Tie or pin long hair to keep it from away from the jets where it might become tangled—a potentially dangerous event.

Clean and disinfect the system every one to two months, depending on usage. To do this, fill the tub with lukewarm water and add one cup of liquid chlorine bleach. Run the jets for 10 to 15 minutes, drain and fill again. Run for 10 minutes with plain water, drain.

Auto wax will help seal and preserve your tub's surface. Avoid abrasive cleansers.

Laundry Tub

If you have a laundry room tub, the faucet does not have an aerator. This is to allow the laundry tub faucet to accept a hose connection.

Leaks

If a major plumbing leak occurs, the first step is to turn off the supply of water to the area involved. This may mean shutting off the water to the entire home. Then contact the appropriate contractor.

Low Flush Toilets

We want to draw your attention to a water-saving regulation that went into effect in 1993, which prohibits the manufacture of toilets that use more than 1.6 gallons of water per flush. In the search for a balance among comfort, convenience, and sensible use of natural resources, the government conducted several studies. The 1.6-gallon toilet turned out to be the size that overall consistently saves water.

As a result of implementing this standard, 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 and we have complied with the law. Similarly, flow restrictors are manufactured into most faucets and all shower heads and cannot be removed. We apologize for any inconvenience this may cause.

Low Pressure

Occasional cleaning of the aerators on your faucets (normally every three to four months) will allow proper flow of water. The water department controls the overall water pressure.

Main Shut-Off

The water supply to your home can be shut-off entirely in two locations. The first is at the street and the second is at the meter. We will point both of these out during your orientation.

Marble or Manufactured Marble

Marble and manufactured marble will not chip as readily as porcelain enamel but can be damaged by a sharp blow. Avoid abrasive cleansers or razor blades on manufactured marble; both damage the surface. Always mix hot and cold water at manufactured marble sinks; running only hot water can damage the sink.

Outside Faucets

You must remove hoses during cold weather, even if the faucet is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Repair of a broken line that feeds an exterior faucet is a maintenance item. Note that Classica Homes does not warrant sillcocks against freezing.

Porcelain

You can damage porcelain enamel with a sharp blow from a heavy object or by scratching. Do not stand in the bathtub wearing shoes unless you have placed a protective layer of newspaper over the bottom of the tub. If you splatter paint onto the porcelain enamel surfaces during redecorating, wipe it up immediately. If a spot dries before you notice it, use a recommended solvent.

Running Toilet

To stop running water, check the shut-off float in the tank. You will most likely find it has lifted too high in the tank, preventing the valve from shutting off completely. In this case, gently 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 is too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.

Shut-Offs

Your main water shut-off is located near your meter. You 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. Each toilet has a shut-off on the water line under the tank. Hot and cold shut-offs for each sink are on the water lines under the sink.

Sprinklers

You should routinely inspect sprinkler heads and provide seasonal service to maintain proper functioning.

See also Landscaping/Sprinkler.

Stainless Steel

Clean stainless steel sinks with soap and water to preserve their luster. Avoid using abrasive cleaners or steel wool pads; these will damage the finish. Prevent bleach from coming into

prolonged contact with the sink as it can pit the surface. An occasional cleaning with a good stainless steel cleaner will enhance the finish. Rub in the direction of the polish or grain lines and dry the sink to prevent water spots.

Avoid leaving produce on a stainless steel surface, since prolonged contact with produce can stain the finish. Also avoid using the sink as a cutting board; sharp knives will gouge the finish.

Local water conditions affect the appearance of stainless steel. A white film can develop on the sink if you have over-softened water or water with a high concentration of minerals. In hard water areas, a brown surface stain can form appearing like rust.

Tank Care

Avoid exposing the toilet to blows from sharp or heavy objects, which can cause chipping or cracking. Avoid abnormal pressures against the sides of the tank. It is possible to crack the tank at the points where it is attached to the bowl.

Water Filter or Softener

If you install either a water filter or a water softener, carefully read the manufacturer's literature and warranty for your specific model.

If your home includes a septic system, prior to installing a water softener, discuss with the vendor whether the system you are considering will adversely affect your septic system.

See also Septic System.

Troubleshooting Tips: Plumbing

No Water Anywhere in the Home

- Before calling for service, check to confirm that the:
- Main shut off on the meter inside your home is open.
- Main shut off at the street is open.
- Individual shut-offs for each water-using item are open.

No Hot Water

See Water Heater

Leak Involving One Sink, Tub, or Toilet

- Check caulking and grout.
- Confirm shower door or tub enclosure was properly closed.
- Turn water supply off to that item.
- Use other facilities in your home and report problem on next business day.

Leak Involving a Main Line

- Turn water off at the meter in your home.
- Call emergency number for service.

Back Up at One Toilet

If only one toilet is affected, corrections occur during normal business hours.

- Shut off the water supply to the toilet involved.
- Use a plunger to clear the blockage.
- Use a snake to clear the blockage.
- If you've been in your home fewer than 30 days, contact Classica Homes or the plumber listed on your Emergency Phone Numbers sheet.
- If you've been in your home over 30 days, contact a router service.

Sewer Back Up Affecting Entire Home

- If you've been in your home fewer than 30 days, contact Classica Homes or the plumber listed on your Emergency Phone Numbers sheet.
- If you've been in your home over 30 days, contact a router service.
- Remove personal belongings to a safe location. If items are soiled, contact your homeowner insurance company.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

During the orientation we will confirm that all plumbing fixtures are in acceptable condition and are functioning properly, and that all faucets and drains operate freely.

Clogged Drain

Classica Homes will correct clogged drains that occur during the first 30 days after closing. If a household item is removed from a clogged drain during this time, we will bill you for the drain service. After the first 30 days, you are responsible for correcting clogged drains.

Cosmetic Damage

Classica Homes will correct any fixture damage noted on the orientation list. Repairing chips, scratches, or other surface damage noted subsequent to the orientation list is your responsibility.

Exterior Faucets

Classica Homes will repair leaks at exterior faucets noted on the orientation list. Subsequent to orientation, repair of a broken line to an exterior faucet is your responsibility.

Freezing Pipes

Provided the home is heated at a normal level, pipes should not freeze. Set heat at 65 degrees F if you are away during winter months. Keep garage doors closed to protect plumbing lines that run through this area.

Leaks

Classica Homes will repair leaks in the plumbing system. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, Classica Homes will repair or replace items that were part of the home as originally purchased. We do not make adjustments for secondary damages (for example, damage to wallpaper, drapes, hardwoods and personal belongings). Insurance claims should be filed for these associated damaged items.

Noise

Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. Classica Homes will repair persistent water hammer. Expect temperatures to vary if water is used in more than one location in the home at the exact same time.

Supply

Classica Homes 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, provided actions of yours have not caused the problem. Disruption of service due to failure of the water department system is the responsibility of the water department to correct.

Performance Standards

Drains and Sewer Lines. Lines should operate freely.

Freezing: You must remove hoses during cold weather, even if the faucet is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Repair of a broken line that feeds an exterior faucet is a maintenance item. Note that Classica Homes does not warrant sillcocks against freezing.

Noise. Changes in temperature or the flow of the water itself will normally cause some noise in the pipes.

Temperature: Temperature variations can be expected if water is being used in more than one location in the home.

Items Covered Under One-Year Warranty.

Leaks: Builder will repair faucet leaks that occur within the year one. Builder will repair leaks in the plumbing system. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, this will be repaired by Builder.

Normal pipe noise requires no repair. Consistent "water hammer" will be repaired for one year.

Items Excluded Under the One-Year Warranty

Drains and Sewer Lines. Obstruction resulting from construction debris will be corrected by Builder **during the first thirty (30) days after closing**. NOTE: If obstructions removed during this time period are the result of Owner action, they will be corrected **at the Owner's expense**.

Leaks: Plumbing or HVAC leaks occurring after year one are Owner's responsibility, including secondary damage (wallpaper, drapes, personal belongings, etc.), which should be covered by Owner's insurance.

Freezing: Owner has responsibility for keeping heat set at 65 degrees during winter months, for keeping garage doors closed to protect plumbing lines which may run through this area, and for closing foundation vents in cold weather. Owner has responsibility for removing outside hoses after each use to prevent the water in the hose from freezing and expanding back into the pipe, causing a break in the line. Builder is not responsible for any damage caused by Owner's failure to abide by these precautions.

Owner is responsible for following manufacturer's directions for caring for fiberglass products.

Faucets:

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Property Boundaries

Homeowner Use and Maintenance Guidelines

At closing you will receive a copy of a survey that shows your lot and the location of your home on the lot. To construct the home Classica Homes established the property boundaries and corners.

During construction, some of the monuments that mark the lot corners may be affected or covered up by grading, excavation, installation of utility lines and other typical construction activities. If you wish to install a fence, swimming pool, add a deck or patio to your home, or otherwise establish a permanent structure, we advise that you have professional surveyors locate and mark property boundaries to be certain they are accurate and you have found all corners.

See also Easements.

Railings

Homeowner Use and Maintenance Guidelines

Stained or aluminum railings in your home require little maintenance beyond occasional dusting or polishing. Protect railings from sharp objects or moisture. Cover them during move-in so large pieces of furniture do not cause dents or scratches.

Stained railings will show variation in the way the wood grain took the stain. Some designs show seams where pieces of wood came together to form the railing.

Classica Homes Limited Warranty Guidelines

During the orientation we will confirm that all railings are in good condition. Classica Homes installs railings in positions and locations to comply with applicable building codes. Railings should remain securely attached with normal use.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Resilient Flooring

Homeowner Use and Maintenance Guidelines

Although resilient floors are designed for minimum care, they do have maintenance needs. Follow any manufacturer's specific recommendations for care and cleaning. Some resilient floors require regular application of a good floor finish. This assures you of retaining a high gloss. However, avoid using cleaning or finishing agents on the new floor until the adhesive has thoroughly set. This will take about two weeks.

Color and Pattern

Your color selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference.

Limit Water

Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Limit mopping or washing with water; excessive amounts of water on resilient floors can penetrate seams and get under edges, causing the material to lift and curl.

Moving Furniture

Moving appliances across resilient floor covering can result in tears and wrinkles. Install coasters on furniture legs to prevent permanent damage. If you damage the resilient floor, you can have it successfully patched by professionals. If any scraps remain when installation of your floor covering is complete, we leave them in the hope that having the matching dye lot will make such repairs less apparent.

No-Wax Flooring

The resilient flooring installed in your home is the no-wax type. No-wax means a clear, tough coating that provides both a shiny appearance and a durable surface. However, even this surface will scuff or mark. Follow the manufacturer's recommendations for maintaining the finish.

Raised Nail Heads

Raised nail heads are the result of movements of the floor joist caused by natural shrinkage and deflection. We have used special nails and glued the underlayment to help minimize this movement. If a nail head becomes visible through resilient flooring, place a block of wood over it and hit the block with a hammer to reset the nail.

Scrubbing and Buffing

Frequent scrubbing or electric buffing is harder on floors than regular foot traffic. Use acrylic finishes if you scrub or buff.

Seams

Any brand or type of resilient flooring may separate slightly due to shrinkage. Seams can lift or curl if excessive moisture is allowed to penetrate them. You can use a special caulking at tub or floor joints to seal seams at those locations. Avoid getting large amounts of water on the floor from baths and showers.

Classica Homes Limited Warranty Guidelines

We will confirm that resilient floor covering is in acceptable condition during your orientation. Classica Homes limited warranty does not cover damage to resilient floors caused by moving furniture or appliances into the home. We can assist you in contacting professionals who can repair such damage if it occurs in your home. Classica Homes is not responsible for discontinued selections.

Adhesion

Resilient floor covering should adhere. Classica Homes will repair lifting or bubbling and nail pops that appear on the surface.

Ridges

Classica Homes has sanded and filled the joints of underlayment to minimize the possibility of ridges showing through resilient floor coverings. Ridging is measured by centering a 6-inch straight edge perpendicular to the ridge with one end tight to the floor. If the opposite end of the straight edge is 1/8 inch or more from the floor, Classica Homes will repair this condition.

Seams

Seams will occur and are sealed at the time of installation. Classica Homes will correct gaps in excess of 1/16 inch where resilient flooring pieces meet or 1/8 inch where resilient flooring meets another material. Classica Homes will correct curling at seams unless caused by excessive water.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Roof

Homeowner Use and Maintenance Guidelines

The shingles on your roof do not require any treatment or sealer. The less activity your roof experiences, the less likely it is that problems will occur.

Clean Gutters

Maintain the gutters and downspouts so that they are free of debris and able to quickly drain precipitation from the roof.

Ice Dam

On occasion, depending on conditions and exposure, as rising heat from inside your home melts snow on the roof, the water runs down and when it reaches the cold eaves, it may freeze. An accumulation of this type of ice dams the subsequent runoff and the water begins to back up, sometimes working its way up and under shingles, ultimately leading into your home through windows or ceilings.

If your home design or orientation makes it vulnerable to this occurrence, you may want to install an electric gutter heater strip in the susceptible areas.

Leaks

If a leak occurs, try to detect the exact location. This will greatly simplify finding the area that requires repair when the roof is dry. Controlling a leak and monitoring general conditions that is causing the leak can greatly help the warranty department help trouble-shoot the leak potential.

Limit Walking

Avoid walking on your roof. Your weight and movement can loosen the roofing material and in turn result in leaks. Never walk on the roof of your home when the shingles are wet—they are slippery.

Severe Weather

After severe storms, do a visual inspection of the roof for damages. Notify your insurance company if you find pieces of shingle in the yard or shingle edges lifted on the roof.

Troubleshooting Tips: Roof Leak

Please keep in mind that roof leaks cannot be repaired while the roof is wet. However, you can get on the schedule to be in line when conditions dry out, so do call in your roof leak.

- Where practical, place a container under dripping water.

Classica Homes Warranty Process and Performance Standards

- If a ceiling is involved, use a screwdriver to poke a small hole in the drywall to release the water.
- Remove personal belongings to prevent damage to them. If damage occurs, contact your homeowner insurance company to submit a claim.
- Report the leak to Classica Homes during first available business hours.

Classica Homes Limited Warranty Guidelines

Classica Homes will repair roof leaks other than those caused by severe weather, such as hail damage, or some action you have taken, such as walking on the roof. Roof repairs are made only when the roof is dry.

Ice Dam

An ice build-up (ice dam) may develop in the eaves during extended periods of cold and snow. Your homeowner insurance may cover this damage which is excluded from warranty.

Inclement Weather

Storm damage is excluded from warranty coverage. Notify your homeowner insurance company if storm damage is discovered.

Maintenance

It is Owner's responsibility to have the roof inspected and have replaced cracked or otherwise damaged tiles or shingles.

Performance Standards

Leaks: Roof and flashing should not leak.

Items Covered Under One-Year Warranty.

Builder will repair roof leaks other than those caused by severe weather (e.g., hail, severe wind driven rainstorms, tornadoes, lightning and hurricanes) or action by Owner. Roof repairs are only made when the roof is dry.

Items Excluded Under the One-Year Warranty

Inclement Weather: The roof should be checked after extreme weather which might have caused damage. Owner's insurance should be notified if storm damage is discovered. Ice build-up may develop in the eaves during extended periods of cold and snow. Damage that results from this is normally covered by Owner's insurance and is not a warranty item.

Rough Carpentry

Classica Homes Limited Warranty Guidelines

Some floor and stair squeaks are unavoidable. Although Classica Homes does not warrant against floor squeaks, a reasonable effort will be made to correct them.

Uneven Wood Frame Floors

Wood floors shall not have more than a ¼” ridge or depression with in any 32” measurement

Bowed Studs Walls and Ceilings

All interior and exterior frame walls or ceilings have slight variations on the finished surfaces. Walls or ceilings that are bowed more than ½” with-in any 32” horizontal measurement or ½” with in any 8 foot vertical measurement; are deficiency.

Floor Deflection

Floors will deflect (bend) when walked on. This will be more noticeable next to hutches, bookcases, pianos, chairs, and other heavy furniture. This is not a structural deficiency and Classica Homes will take no action for this occurrence.

Floor Level

Floors will be level to within 1/4 inch within any 32-inch distance as measured perpendicular to any ridge or indentation. Classica Homes will correct floor slope that exceeds 1/240 of the room.

Plumb Walls

Classica Homes will correct walls that are out of plumb more than 3/8 inch out of plumb in any 32-inch vertical measurement are a deficiency..

Wood beam or post is split

Beams or posts, especially those 2 ½” or greater in thickness, will sometimes split as they dry subsequent to construction. Unfilled splits exceeding ¼” in widths and all splits exceeding 3/8” in width and more than 4 inches in length are deficiencies.

Exterior sheathing and subflooring which delaminates or swells

Sheathing and subflooring delaminating or swelling on the side the finished material has been applied is a deficiency.

Items Covered Under One-Year Warranty

Floor Squeaks- Floor squeaks may occur when a sub floor that has come loose from the joist is deflected by the weight of a person and rubs against the nail that holds it in place. Squeaks may also occur when one joist is deflected while the other members remain stationary. Classica Homes will re-fasten any loose subfloor or take other corrective action to reduce squeaking to the extent possible with in reasonable repair capabilities with out removing floor and ceiling finishes.

Uneven Wood Frame Floors- Correct or repair to meet the performance guidelines above.

Bowed studs walls or ceilings- Correct or repair to meet the performance guidelines above.

Plumb Walls- Correct or repair to meet the performance guidelines above.

Wood beam or post is split-Classica Homes will repair or replace as required. Filling splits is acceptable for widths up to 3/8 inch. Some characteristics of drying are beyond our control and cannot be prevented.

Exterior sheathing and subflooring which delaminates or swells – Classica Homes will replace subflooring or sheathing as required. Replacement of the finish materials, when necessary, shall be done to match the existing finish as closely as possible.

Septic System

Homeowner Use and Maintenance Guidelines

A septic system consists of two basic parts. First a septic tank, and second an underground disposal field. Bacteria break down solids forming a sludge which is moved by incoming water out to the disposal field where is filtered out into the soil. To help preserve the effectiveness of the system, keep these points in mind:

- Avoid disposing of chemicals such as solvents, oils, paints, and so on, through the septic system
- Avoid using commercial drain cleaners. They can kill the bacteria that are working to break down the solid waste matter.
- Food from a disposal decomposes more slowly and adds to the solids in the tank. Coffee grounds may clog the system.
- Avoid disposing of any paper product (diapers, sanitary supplies, paper towels and so on) other than toilet paper through the system.
- Do not rely on yeast or chemical additive to digest sludge. They are not an alternative to regular pumping and may actually harm the system.
- Drain surface water away from the disposal field. Eliminate unnecessary sources of water in the area of the disposal field. Plant only sod over the disposal field. Avoid fertilizers in this area.
- Conserve indoor water use to put less strain on the system. Correct leaky faucets or running toilets promptly. Keep in mind that a water softener will generate 30 to 85 gallons of water every regeneration cycle.
- Do not drive on the disposal field or build over it.

Pumping the System

Over time, the matter not broken down by the bacteria can clog the system. This will happen in spite of careful use and good maintenance. To prevent serious problems, regular pumping to clean out the tank is essential—usually every 1 to 2 years, more often if usage is heavy.

System Failure

Signs that your septic system is failing include:

- Black water with a foul odor backing up in drains or toilets.
- Toilets flush slowly.
- Water ponds on top of the disposal field.
- Grass stays green over the disposal field even in dry weather.

If you believe your system requires attention, call a professional to assess the situation. Have the system pumped. If a new system is required, a permit must be obtained from the county or municipality where your home is located.

Water Softener

Prior to installing a water softener, discuss with the vendor whether the system you are considering will adversely affect your septic system.

Classica Homes Limited Warranty Guidelines

During the orientation we confirm that the septic system is working properly and that you are familiar with the location of the tank and disposal field.

While we install the system in accordance with codes and plans based on your soil conditions, we do not warrant that the septic system will function indefinitely. Weather, ground water, soil conditions, environmental conditions, topography, as well as your family's habits can all generate unpredictable effects.

Shower Doors or Tub Enclosures

Homeowner Use and Maintenance Guidelines

Shower doors and tub enclosures require minimal care. Using a squeegee to remove water after a bath or shower will keep mineral residue and soap film to a minimum. A coating of wax can also help prevent build up of minerals and soap.

Use cleaning products suggested by the manufacturer to avoid any damage to the trim and hardware.

Avoid hanging wet towels on corners of doors; the weight can pull the door out of alignment and cause it to leak.

Check and touch-up caulking on an as needed basis.

Classica Homes Limited Warranty Guidelines

During your orientation we will confirm the good condition of all shower doors and tub enclosures. Classica Homes warrants that shower doors and tub enclosures will function according to manufacturer specifications.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Siding

Homeowner Use and Maintenance Guidelines

Siding expands and contracts in response to changes in humidity and temperature. Slight waves are visible in siding under moist weather conditions; shrinkage and separations will be more noticeable under dry conditions. These behaviors cannot be entirely eliminated.

Wood and Wood Products

Wood or wood-product siding will require routine refinishing. The timing will vary with climatic conditions. Maintain caulking to minimize moisture entry into the siding. Note that some paint colors will require more maintenance than others and some sides of the home may show signs of wear sooner based on their exposure to the elements. Some wood siding, such as cedar, is subject to more cracking and will require more maintenance attention.

Vinyl

Vinyl siding will occasionally require cleaning. Start at the top to avoid streaking and use a cleaning product recommended by your siding manufacturer. Follow directions carefully.

Cement Based Products

Cement based siding will require repainting and caulking just as wood products do.

See also Paint and Wood Trim.

Classica Homes Limited Warranty Guidelines

Classica Homes warrants all siding to be free of defects in material and workmanship. We will confirm the good condition of the siding during your orientation. Subsequent damage to the siding will be your responsibility to repair.

Classica Homes will caulk and apply touch-up paint to cracks that exceed 1/8" inch. We provide this repair one time only near the end of the first year. Paint or stain touch-up will not match.

We will correct any separation at joints or where siding meets another material if the separation allows water to enter the home. Classica Homes will correct delaminating siding.

Performance Standards

Some minor shrinkage of siding is to be expected. Slight "waves" can be seen in siding under certain weather conditions; this cannot be entirely eliminated.

Items Covered Under One-Year Warranty.

Classica Homes Warranty Process and Performance Standards

If there is excessive shrinkage (over 1/8"), Builder will caulk and apply touch-up paint once only near the end of the first year. Paint or stain touch-up may not match.

Smoke Detectors

Homeowner Use and Maintenance Guidelines

Read the manufacturer's manual for detailed information on the care of your smoke detectors.

Battery

If a smoke detector makes a chirping sound that is a sign that the battery needs to be replaced. Follow manufacturer instructions for installing a new battery. Most smoke detectors use a 9 volt battery. Often, smoke detectors may require sequence resetting to keep from continued chirping. Owners can remove the smoke detector by releasing the unit from its mounting block and then remove the hard wire connector. Many times the reset instructions are in fine print on the backside of the unit or one can go on-line as well to that manufacturer.

Cleaning

For your safety, clean each smoke detector monthly to prevent a false alarm or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working.

Locations

Smoke detectors are installed in accordance with building codes, which dictate locations. Classica Homes cannot omit any smoke detector and you should not remove or disable any smoke detector.

Classica Homes Limited Warranty Guidelines

Classica Homes does not represent that the smoke detectors will provide the protection for which they are installed or intended. We will test smoke detectors during the orientation to confirm that they are working and to familiarize you with the alarm. You are responsible for obtaining fire insurance.

Stairs

Homeowner Use and Maintenance Guidelines

No known method of installation prevents all vibration or squeaks in a staircase. A shrinkage crack will develop where the stairs meet the wall. When this occurs, apply a thin bead of latex caulk and, when dry, touch up with paint.

Classica Homes Limited Warranty Guidelines

Although Classica Homes does not warrant against stair vibration and squeaks, a reasonable effort will be made to correct them.

Cosmetic Damage: Only those chips, scratches, gouges and/or other flaws in surfaces which are noted on the Home (pre-closing) Orientation list will be repaired by the Builder. No exceptions. Repairs of any damages not on the orientation list will be the Owner's responsibility.

Stucco

Homeowner Use and Maintenance Guidelines

Stucco is a brittle cementitious 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.

Drainage

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

Efflorescence

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

Sprinklers

Since stucco is not a water barrier, avoid spraying water from irrigation or watering systems on stucco surfaces to avoid possible leaks. Check the spray from the lawn and plant irrigation system frequently to make certain that water is not spraying or accumulating on stucco surfaces.

Classica Homes Limited Warranty Guidelines

Performance Standards

Small cracks in exterior stucco walls are not unusual and typical for a cementitious material. Stucco is a non-structural cladding application that will crack under uncontrollable variables to Classica Homes Inc. We do our best to control cracking, but typically excluded from warranty coverage.

Sump Pump

Homeowner Use and Maintenance Guidelines

If conditions on your lot made it appropriate, the foundation design includes a perimeter drain and sump pump. The perimeter drain runs around the foundation to gather water and channel it to the sump pit, or crock. When the water reaches a certain level, the pump comes on and pumps the water out of your home. Read and follow the manufacturer's directions for use and care of your sump pump.

Continuous Operation

The pump may run often or even continuously during a heavy storm or long periods of rain. This is normal under such conditions.

Discharge

Know where the discharge for your sump pump system is and keep the end of the drain clear of debris so that water can flow out easily.

Power Supply

The sump pump runs on electricity. If power goes off, the pump cannot operate. Storm water (not sewage) could then enter your basement. You may wish to install a back-up system to guard against this possibility. Homeowner insurance does not usually cover damage to your property from this source; you may want to obtain a rider to cover this.

Roof Water

Ensure that roof water drains quickly away from the home to avoid circulating it through your sump pump. Keep downspout extensions or splash blocks in place to channel water away from your home.

Routine Check

Periodically check to confirm the pump is plugged in, the circuit breaker is on and that the pump operates. To check the operation of your sump pump, pour five gallons of water into the sump pump crock (hole). The pump should come on and pump the water out. Follow this procedure once a year.

Trees and Shrubs

Avoid planting trees or shrubs with aggressive root growth patterns near your home's foundation. The roots can make their way into the perimeter drain and eventually clog the system.

Classica Homes Limited Warranty Guidelines

During your orientation we will discuss the sump pump and confirm it is operational. The pump is classified as an appliance and is warranted by the manufacturer.

Termites

Homeowner Use and Maintenance Guidelines

We treat the wood framing foundation of your home for the prevention of termites during construction and you are provided a certificate confirming this treatment at the time of closing. Plan to renew this treatment annually or as directed by the literature that accompanies of your home the certificate. Treatment for other types of insects or animal infestations is your responsibility.

Regular Inspections

- Regularly inspect your home for signs of termites or conditions that would allow their attack.
- Check for wrinkles or waves in wood trim.
- Tap wood to see if it sound or feels hollow.
- Inspect under the carpet tack strip by lifting the edge of carpet in the corner of a room. The tack strip is untreated and provides a convenient path for termites through your home.
- Watch for tubes of dirt, called mud tubes, which extend from the soil up to your home.
- Keep soil away from any wood parts of your home.
- Be certain all roof water and precipitation moves quickly away from your home's foundation.
- Avoid storing wood on the ground and against your home.
- Maintain a safe zone of at least two feet in width around the perimeter of your home. Avoid planting grass or shrubs, installing any sprinkler device, or digging of any kind in this area. If you disturb this area, have it re-treated to restore protection.
- Before installing stepping stones, river rock, concrete, or so on, against the home, chemically treat the area that will be underneath the new material.
- If you add onto or change the exterior of your home, be sure to have the areas treated first.

If you believe you see signs of termites or if you have any questions, contact your termite treatment company for guidance.

Classica Homes Limited Warranty Guidelines

We certify treatment of your home for termites at closing. This is our final action for termites. Classica Homes warranty excludes treatment for any other insect (such as ants) or animal (such as mice) infestations.

The Termite providers warranty on your home is for infestation only and no damages are covered. If you choose at the first renewal, you can upgrade to a Damage Warranty Coverage from the provider by having a chemical booster performed around the foundation of the home for an additional charge

Ventilation

Homeowner Use and Maintenance Guidelines

Homes today are built more tightly than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors, indoor pollutants, radon, and carbon monoxide may all accumulate. We provide mechanical and passive methods for ventilating homes. Your attention to ventilation is important to health and safety. Building codes require attic and crawl space vents to minimize accumulation of moisture.

Attic Vents

Attic ventilation occurs through vents in the soffit (the underside of the overhangs) or on gable ends. Driving rain or snow sometimes enters the attic through these vents. Do not cover them to prevent this. Instead, cover the insulation in front of the vent. When you do this, precipitation that blows in safely evaporates and ventilation can still occur.

ERV (Energy Recovery Ventilator)

Classica Homes has installed an ERV in your home to provide constant fresh air exchanges inside the livable space. An ERV system delivers a fresh-air feel, with little or no energy loss. It transfers heat and moisture from inside to the outside of the home, balancing humidity levels for improved comfort. The system also sends pollutants outdoors, making indoor air easier to breathe. It is controlled as an independent system and the control is usually located next to the second floor thermostat. This unit should be maintained by the HVAC contractor as part of the Bi-annual HVAC maintenance agreement. See Air conditioning, Heating Systems: Gas forced Air and Heat pump for more details on the recommended maintenance.

Daily Habits

Your daily habits can help keep your home well ventilated:

- Do not cover or interfere in any way with the fresh air supply vents to your home.
- During extreme temperature and outdoor humidity swings it is acceptable to turn off the ERV until normal seasonal temperatures return. At that point turn the ERV back on.
- Develop the habit of running the hood fan when you are cooking.
- Ditto the bath fans when bathrooms are in use.

Proper ventilation will prevent excessive moisture from forming on the inside of the windows. This helps reduce cleaning chores considerably.

Classica Homes Limited Warranty Guidelines

Classica Homes warranty guidelines for active components (for example, exhaust fans) are discussed under the appropriate headings (such as electrical systems, heating system, and so on). Ventilation specifications are installed per engineering specifications or current building codes.

Performance Standards

Attic ventilation is required by the building codes and therefore cannot be omitted. Occasionally, depending on the force and direction of the wind, rain or snow will infiltrate through these vents causing spotting on the ceiling.

Items Excluded Under the One-Year Warranty

Builder is not responsible for weather damage and will not make repairs in these instances.

Water Heater: Electric

Homeowner Care and Maintenance

Carefully read the manufacturer's literature and warranty for your specific model of water heater.

Drain Tank

Review and follow the manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces build-up of chemical deposits from the water, thereby prolonging the life of the tank as well as saving energy dollars. Also drain the tank if it is being shut down during periods of freezing temperatures. Carefully follow the instructions in the manufacturer's literature.

Element Cleaning or Replacement

The heating elements in the water heater will require periodic cleaning. The frequency is determined in part by the quality of the water in your area. Again, refer to the manufacturer's literature for step-by-step instructions and drawings, or contact an authorized service company.

Pressure Relief Valve

See manufacturer's literature for diagrams and detailed instructions.

Safety

Keep the area around a water heater clear of stored household items. Never use the top of the water heater as a storage shelf.

Temperature

Temperature settings on an electric water heater will produce approximately the temperatures listed below:

Hot	120° F
A	130° F
B	140° F
C	150° F
Very Hot	160° F

Classica Homes recommends using the factory settings for the temperature. Higher settings can waste energy dollars and increase the danger of injury from scalding. Hot water will take longer to arrive at sinks, tubs, and showers that are farther from the water heater.

Troubleshooting Tips: No Hot Water

Before calling for service, check to confirm that the

- Water heater breaker on your main electric panel is in the on position. (Remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Temperature setting is not on “vacation” or too low.
- Water supply valve is open.

Refer to the manufacturer's literature for specific locations of these items and possibly other troubleshooting tips.

Even if the trouble shooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty

Refer to the manufacturer's limited warranty for complete information regarding warranty coverage on your water heater.

Water Heater: Gas

Homeowner Use and Maintenance Guidelines

Carefully read and follow the manufacturer's literature for your specific model of water heater.

Condensation

Condensation inside your new water heater may drip onto the burner flame. This causes no harm and in most cases will disappear in a short period of time.

Drain Tank

Review and follow manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces the build-up of chemical deposits from the water, prolonging the life of the tank and saving energy dollars.

Pilot

Never light a gas pilot when the water heater tank is empty. Always turn off the gas before shutting off the cold water supply to the tank.

To light the water heater pilot, first remove the cover panel on the tank to expose the pilot. Then rotate the on-off-pilot knob to the pilot position. When the knob is in this position, the red button can be depressed.

While depressing the red button, hold a match at the pilot. Once the pilot lights, continue to hold the red button down for 30 to 60 seconds. When you release the red button, the pilot should stay lit. If it does not, wait several minutes to allow the gas to dissipate from the tank and repeat the entire process. If it stays lit, rotate the on-off pilot knob to the on position.

Reinstall the cover panel and then adjust the temperature setting with the regulating knob on the front of the tank.

Water heaters sometimes collect small quantities of dirty water and scale in the main gas lines, which may put out the pilot light.

While away from home for an extended period of time, set the temperature to its lowest point and leave the pilot lit.

Safety

Vacuum the area around a gas-fired water heater to prevent dust from interfering with proper flame combustion. Avoid using the top of a heater as a storage shelf.

Temperature

The recommended thermostat setting for normal everyday use is “normal.” Higher settings can result in wasted energy dollars and increase the danger of injury from scalding. Hot water will take longer to arrive at sinks, tubs, and showers that are farther from the water heater.

Troubleshooting Tips: No Hot Water

Before calling for service, check to confirm that the:

- Pilot is lit. (Directions will be found on the side of the tank.)
- Temperature setting is not on “vacation” or too low.
- Water supply valve is open.

Refer to the manufacturer's literature for specific locations of these items and possibly other troubleshooting tips.

Even if the trouble shooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Classica Homes Limited Warranty Guidelines

Refer to the manufacturer's limited warranty for information regarding coverage of the water heater.

See also Plumbing

Windows, Screens, and Sliding Glass Doors

Homeowner Use and Maintenance Guidelines

Contact a glass company for re-glazing of any windows that break. Glass is difficult to install without special tools.

Acrylic Block

Clean during moderate temperatures with only a mild soap and warm water using a sponge or soft cloth and dry with a towel. Avoid abrasive cleaners, commercial glass cleaner, razors, brushes, or scrubbing devices of any kind. Minor scratches can often be minimized using by rubbing a mild automotive polish.

Aluminum

Clean aluminum metal surfaces with warm, clear water. Do not use powdered cleaner. After each cleaning, apply a silicone lubricant. Clean glass as needed with vinegar and water, a commercial glass cleaner, or the product recommended by the window manufacturer.

Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. Your family's lifestyle controls the humidity level within your home. If your home includes a humidifier, closely observe the manufacturer's directions for its use.

Screen Storage and Maintenance

Many homeowners remove and store screens for the winter to allow more light into the home. To make re-installation more convenient, label each screen as you remove it. Use caution: screens perforate easily and the frames bend if they are not handled with care. Prior to re-installing the screen, clean them with a hose and gentle spray of water.

Sills

Window sills in your home are made of wood, wood product, man-made marble, or marble. The most common maintenance activity is dusting. Twice a year, check caulking and touch-up as needed. Wax is not necessary but can be used to make sills gleam. Protect wood and wood product sills from moisture. If you arrange plants on a sill, include a plastic tray under the pot.

Sliding Glass Doors

Sliding glass doors are made with tempered glass which is more difficult to break than ordinary glass. If broken, tempered glass breaks into small circular pieces rather than large splinters which can easily cause injury.

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

Under certain lighting conditions, door glass may be hard to see. If you keep the screen fully closed when the glass door is open, your family will be accustomed to opening something before going through. You may want to apply a decal to the glass door to make it readily visible.

Sticking Windows

Most sliding windows (both vertical and horizontal) are designed for a 10-pound pull. If sticking occurs or excessive pressure is required to open or close a window, apply a silicone lubricant. This is available at hardware stores. Avoid petroleum-based products.

Tinting

Applying tinting or foil lining to dual pane windows can result in broken windows due to heat build-up. Some manufacturers void their warranty on the windows if you apply tinting or foil lining. Contact the manufacturer to check on their current policy before you apply such coatings.

Weep Holes

In heavy rains, water may collect in the bottom channel of window frames. Weep holes are provided to allow excess water to escape to the outside. Keep the bottom window channels and weep holes free of dirt and debris for proper operation.

Classica Homes Limited Warranty Guidelines

We will confirm that all windows, screens, and sliding glass doors are in acceptable condition during the orientation. Classica Homes will repair or replace broken windows or damaged screens noted on the orientation list. Windows should operate with reasonable ease and locks should perform as designed. If they do not, Classica Homes will provide adjustments.

Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. You influence the humidity level within your home; Classica Homes provides no corrective measure for this condition.

Condensation that accumulates between the panes of glass in dual-glazed windows indicates a broken seal. Classica Homes will replace the window if this occurs during the warranty period.

Infiltration

Some air and dust will infiltrate around windows, especially before the installation of landscaping in the general area. Classica Homes warranty excludes this occurrence.

Scratches

Classica Homes confirms that all window glass is in acceptable condition at the orientation. Minor scratches on windows can result from delivery, handling, and other construction activities. Classica Homes will replace windows that have scratches readily visible from a distance of 4 feet. Classica Homes does not replace windows that have scratches visible only under certain lighting conditions.

Tinting

If you add tinting to dual-glazed windows, all warranties are voided. Damage can result from condensation or excessive heat build-up between the panes of glass. Refer to the manufacturer's literature for additional information.

See also Ventilation

Performance Standards

Windows should operate with reasonable ease and locks should perform as designed. Some air and dust will infiltrate around windows (especially prior to the installation of landscaping). In cold conditions, temperatures may be slightly cooler close to the glass which can cause condensation. Neither of these situations is considered a defect.

Items Covered Under One-Year Warranty.

Builder will repair during year one to meet Performance Standard.

Items Excluded Under the One-Year Warranty

Only broken windows and damaged screens noted on the pre-closing orientation list will be replaced. Any scratched or broken windows not noted on the pre-closing orientation list will be Owner's responsibility.

Condensation on interior surfaces of the window and frame results from high humidity within the home and low outside temperatures. Owner is responsible for controlling the humidity level within the home. (Owners with humidifiers should observe manufacturer's directions, especially during very cold periods.)

Wood Trim

Homeowner Use and Maintenance Guidelines

Shrinkage of wood trim occurs during the first two years or longer, depending on temperature and humidity. All lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink less lengthwise than across the grain. Wood shrinkage can result in separation at joints of trim pieces. You can usually correct this with caulking and touch-up painting.

Shrinkage may also cause a piece of trim to pull away from the wall. If this occurs, drive in another nail close to, but not exactly in, the existing nail hole. Fill the old nail hole with putty and touch up with paint as needed. If the base shoe (small trim between base molding and the floor) appears to be lifting from the floor; this is probably due to slight shrinkage of the floor joists below. Again, you can correct this condition by removing the old nails and re-nailing. You may prefer to wait until after the first heating season to make any needed repairs at one time when redecorating.

See also Expansion and Contraction

Classica Homes Limited Warranty Guidelines

During the orientation we will confirm that wood trim is in acceptable condition. Minor imperfections in wood materials will be visible and will require no action. Classica Homes will correct readily noticeable construction damage such as chips and gouges listed during the orientation.

Exterior

Classica Homes will caulk and apply touch-up paint to cracks in exterior trim components that exceed 1/8 inch. We provide this repair one time only near the end of the first year. Paint or stain touch-up will not match. We will correct any separation at joints that allows water to enter the home.

Raised Grain

Because of the effects of weather on natural wood, you should expect raised grain to develop. This is normal and not a defect in the wood or paint. Warranty coverage excludes this condition.

Performance Standards

Interior: Minor imperfections may be visible. Joints in moldings should not exceed 1/16" in width.

Exterior: Gaps may develop between exterior trim and stucco, masonry and/or siding; this is normal shrinkage of materials. Joints in exterior trim should not exceed 1/8" in width. Natural blemishes such as grain variations and knots are normal.

Classica Homes Warranty Process and Performance Standards

Raised Grain: Raised grain in woodwork is an expected result of the effect of weather on natural wood. This is normal and not a defect in the wood or paint. White or light colors will more readily show grain and cracks and require more maintenance.

Items Covered Under One-Year Warranty.

Shrinkage. Shrinkage of trim boards will be handled in the same manner as siding.

Joints in interior moldings over 1/16" in width, and in exterior trim over 1/8" in width, will be repaired by Builder once during the first year.

Builder will caulk separation and gaps of wood trim from adjacent material **once** during first year of occupancy, preferably at the one-year warranty inspection.

Items Excluded Under the One-Year Warranty

Builder will correct only damage to trim boards or shutters noted on the orientation list. Natural blemishes such as grain variations, knots, and raised grain will not be repaired.

Any wood rot due to improper maintenance after the first year is Owner's responsibility.