FieldStone

Homeowner's Care & Warranty Manual

January 2022

THE FIELDSTONE DIFFERENCE

Fieldstone's considerable knowledge and years of experience infuse our commitment to quality, value, and customer satisfaction. From the personal interactions, to the craftsmanship to the Homefitting Center, our home building and buying process helps create a feeling of trust and integrity. By focusing on each homebuyer and making the process educational and fun, Fieldstone has established itself not only as a true homebuilding expert, but as a reassuring friend that homebuyers can trust.

Welcome to the Fieldstone Family of Homeowners!

Whatever stage of life you're in, whether a first-time homebuyer or an empty nester, we're excited you've chosen us to help you build your new dream home.

Within this warranty manual you will find specific information regarding the warranty, answers to your most frequently asked questions, information regarding the submittal of warranty requests, and basic maintenance tips to keep your home functioning beautifully for many years to come. If you ever have any questions regarding the warranty on your new home, please don't hesitate to contact your Warranty Representatives at Fieldstone.

Again, Welcome to the Family.

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Our Warranty Service Program

Fieldstone is committed to providing you the best warranty and customer service possible. All of our Customer Service Representatives are building professionals, ready to respond to your needs in a prompt, personal, and reliable manner.

In order to assist us in efficiently handling your service request, please review this section of the manual carefully.

HOME WARRANTY ORIENTATION

An orientation of your new home and warranty will take place after it has been completed and just prior to your escrow closing. This orientation is your opportunity to learn about the warranty on your new home.

An important function of your orientation is to learn how the various features of your new home operate as well as the location of the utility controls and emergency shutoffs. This will help you care for your home and protect it against serious damage.

WARRANTY SERVICE REQUEST POLICY

Warranty requests should be submitted through our Homeowner Portal (see the link listed below) with the exception of emergency requests, which should be called in immediately. The Homeowner Portal allows you to submit and track the status of your requests. It also allows you to attach pictures, which can be very helpful in determining how to solve the issue. Using this portal assures that we can respond as quickly and efficiently as possible. A link to the Homeowner Portal is also available on the warranty page of the Fieldstone Home's website. Around the date you close on your home, you will receive an email with your log-in credentials. If you don't receive that email, please request your log-in credentials by emailing the address below. When submitting a request, please keep in mind that if your issue is later found to be caused by something you altered, tried repairing yourself, is considered a homeowner maintenance issue as outlined in this manual, or if no problem is found to exist, you may be billed for the services performed by Fieldstone and/or our Trade Partners.

http://fieldstonehomes.punchlistmanager.net
https://www.fieldstonehomes.com/warranty/

After submitting your request, you may also send related photographs or documentation to our email address:

warranty@fieldstonehomes.com

Warranty requests may also be submitted in writing to Fieldstone's main office:

Fieldstone
12896 South Pony Express Rd. #400
Draper, Utah 84020

For general questions, you can contact us at:
(801) 233-8300, option 4

It is our policy to complete repairs and replacements within 30 days from the date your request is processed. At times, due to circumstances that are beyond our control, some repairs may take more than 30 days. Delays can be caused by inclement weather, homeowner scheduling conflicts, shortage of materials, backordered parts, and/or labor problems. Your Customer Service Representative will keep you informed of work scheduled for your home.
Please work to coordinate appointments with your representative or with the appropriate trade partner. They will attempt to schedule the repairs at your convenience during normal working hours and days. Our trade partners are typically available for repairs between 7:00 am and 4:00 pm, Monday through Friday. Fieldstone representatives will not enter your home if no one is home or if children are present without adult supervision.

WARRANTY SERVICE REQUESTS

We suggest that you first review the Fieldstone Limited Warranty, provided to you by sales, before you request service. This will help you to determine if your request is covered by the Limited Warranty or is considered to be your responsibility. A copy of the Fieldstone Limited Warranty can also be found on the warranty page of our website.

For regular (non-emergency) service situations, go to our Homeowner Portal website (see the link listed above). The first time you log in, please check your contact phone numbers and email address to be sure they are up-to-date. To submit your request, click the "Add New Request" button, fill in the required fields completely, and attach pictures if available for each item of your request. Click "Save" after entering each item. When you have completed your request list, click "Submit your request to be processed". If for some reason the portal is not working, please email us as soon as possible at warranty@fieldstonehomes.com or use the request submission form found near the bottom of the warranty page of our website.

When your request for service is processed, your Customer Service Representative will contact you to determine if the item or items are covered by the Fieldstone Limited Warranty. If possible, defective items will be repaired or replaced at that time. If the work cannot be completed immediately, you will be notified of the date and approximate time that the work is scheduled for your home.

TRADE PARTNER SERVICE

Many service items and emergency requests can be brought directly to the attention of the appropriate trade partner by telephone. However, to ensure proper follow-up, you should also send in a warranty request to Fieldstone through the Homeowner Portal. Trade partner names and telephone numbers are given to you by the Fieldstone representative at the Home Warranty Orientation. These numbers can be found on a sticker located inside the door of your kitchen sink cabinet.

Before you call, keep in mind that most trade partner service hours are normally Monday through Friday between 7:00 am and 4:00 pm.

Our trade partners are responsible for their original work. Except in an emergency, do not contact third party subcontractors to make warranty repairs for you. **Fieldstone will not be responsible for expenses that you incur for work that is done by others unless the work is authorized, in writing, by our Warranty Service Department prior to the work being scheduled. Also, using other contractors or doing the work yourself may void your warranty.**

Fieldstone trade partners take pride in their level of service and their quality of workmanship. If you have had a great experience with one of our trade partners, please let us know. Or, if you are ever dissatisfied in any way with one of our trade partners, please contact your Warranty Representative or our office immediately. Your comments help us to maintain the high level of service that you expect.

EMERGENCY SERVICE

If you experience an emergency, your first step should be to protect your family from harm. After that, take steps to correct or lessen the effects of the emergency on your home. **Damage from a water leak can be minimized by turning off the water to a particular fixture or by turning off the water main to your home.** A bucket under a drip and/or cleaning up pooling water can also minimize damage.

Next, call the appropriate trade partner. This will eliminate considerable delay and inconvenience for you. Trade partner numbers are located on the sticker inside the door of your kitchen sink cabinet. If you do not get an adequate response, call our Warranty Service Department at the 24-hour emergency number:

(801) 565-4295

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

- A total stoppage of the plumbing drain system including all of your sinks, tubs, or toilets within the first 30 days of ownership. The stoppage of one toilet or drain, when other bathrooms are functional, is not an emergency.
- A water leak which requires that the water supply to your home be shut off to avoid serious water damage. A leak which can be isolated by the shutoff valves under a cabinet or plumbing fixture is not considered an emergency.
- A total electrical failure.
- A furnace failure in winter when the temperature is below 30 degrees.
- A partial electrical failure which renders your refrigerator or furnace inoperable. A malfunctioning Air Conditioning unit is typically not considered an emergency.
- A gas leak – The gas shutoff valves are located at the furnace, the water heater, and behind any other gas appliance you may have. The main shutoff valve is located at the gas meter outside your home. Please call your local natural gas supplier for any emergency involving gas.

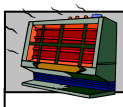
If your situation does not fall within the emergency guidelines, you should use the warranty request submission procedures outlined earlier in this section. However, if you believe that a delay in responding to a written request could result in further damage, please also call our Warranty Service Department or the trade partner that did the work. **Please also keep in mind that if an emergency request is made, then found to be caused by you, you will be billed directly for any emergency service call to a Trade Partner and any after-hours work that is performed at your home.**


EXPERT WARRANTY SERVICES
WARRANTY REPRESENTATIVES WITH A STRONG COMMITMENT TO EXCELLENT CUSTOMER SERVICE, COUPLED WITH CONVENIENT ONLINE REQUESTS AND A 24-HOUR EMERGENCY LINE, MEANS YOUR WARRANTY NEEDS ARE COVERED.

Frequently asked Warranty Questions
Tips, Standards, Solutions, and Preventive Maintenance

Paint

Touch-up paint will be given to you prior to closing. Stir paint thoroughly before each use. Use to touch up move-in nicks, scratches, and other cosmetic items not noted at your Homebuyer Orientation. Even with paint from the same can, touched-up areas may not blend perfectly or may show when viewed from an angle. This condition is known as "flashing" and may often fade over time.



HVAC

Good maintenance of your heating and air conditioning unit can save energy dollars and prolong the life of the system. Please remember to:

- Change or clean your system filter every month.
- Maintain interior and exterior drain lines.
- Perform semi-annual maintenance of entire system.

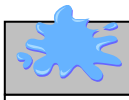
Should you experience an HVAC emergency, please refer to the emergency contact sticker located inside the door of your kitchen sink cabinet.

Plumbing

During construction, the plumbing drain lines are flushed and inspected for any leaks. During the first 30 days, any construction related plumbing stoppages will be serviced by Fieldstone as a warrantable item. Thereafter it is the homeowners' responsibility to maintain the plumbing drain system. The main water shutoff is located in the crawlspace or basement. Should a major leak occur, the first step is to isolate the leak at the fixture. You should then refer to the emergency contact sticker located inside your kitchen sink cabinet.

Carpet and Vinyl

New carpet sheds bits of fiber for a period of time. Regular vacuuming will remove these fibers. No carpet is stain proof. Cleaning spills and debris as soon as possible will help preserve the life of your carpet. Some seams may be visible or may show over time. Moving furniture across vinyl flooring can damage the vinyl. Furniture coasters can minimize the risk of scratches or wrinkles in the vinyl. Carpet or vinyl damage not noted at the homebuyer orientation is not covered under the warranty. Sub floor seams can be expected and are not considered a defect.



Interior Trim

The interior trim of your home is a manufactured product called MDF. As with any other wood product, MDF can be damaged if exposed to moisture. If liquid is spilled on or near the trim work, quickly wipe it up to prevent raised areas. It is normal to see small bumps in MDF where nails penetrate.

Flooring

Flooring Squeaks: Some floor noise may be heard when walking on wood floor systems. This is not uncommon and is not an indication of a construction deficiency.
Sub Floor joints: It is not uncommon to see sub floor joint seams under vinyl flooring or in carpeted areas. This is accentuated when vinyl is selected in large, expansive areas. Sub floor seams can be expected and are not considered a defect.

Landscaping

Sod and trees are living organisms that need continuous care to survive. The livelihood of sod and trees is dependent on nature and the homeowner. You will be provided with information on how to care for sod and trees at your homebuyer orientation. If you have any concerns regarding your sprinkler system or livelihood of your sod or trees you must call within 48 hours of installation.

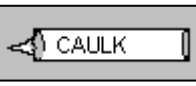
Concrete

Cracks in concrete (driveway, sidewalk, patio, porch, foundation) will occur as a result of normal settling, expansion, and contraction in the material, and due to changes in the weather. Such cracks are not an indication of a construction deficiency and will not impair the intended use of the concrete surface. However, within the first year, if settling causes cracks that exceed standards for width or vertical displacement, Fieldstone will raise the concrete or seal the cracks. To protect the surfaces of your concrete, do not use de-icing materials such as salt, or other chemicals as they may contribute to a condition known as spalling, which is not covered by your warranty. Spalling is the pitting or flaking of the top surface of the concrete and is caused by many conditions. Clearing snow and ice immediately is the safest way to protect the surface of your concrete. For more information, see page 17.

Drainage

Un-landscaped yards can wash out with one rainfall, so it is important to establish your landscaping as soon as possible. Maintenance of lawn, landscaping and drainage swales and berms is a homeowner's responsibility. Please review the established drainage carefully with your Field Construction Manager at the Homehuyer Orientation. Fieldstone will not respond to warranty claims related to drainage after the yard is landscaped or the grade of the lot is changed in any way. Maintenance around the house is critical for foundation performance. Low spots and settled areas should be filled in immediately to prevent further settling.

Settling

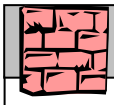


Settling in your new home is normal and should be expected. Settling can cause cracks and shrinkage in drywall and caulking. Cracks in drywall less than 1/8" wide are not covered under your warranty. Caulking will crack and shrink due to normal expansion and contraction of materials and is a homeowner maintenance responsibility. This is most noticeable during the first year and can start happening within weeks of installation. Cracks that may form in exterior wood must also be caulked and painted. Re-caulk interior and exterior areas twice a year, spring and fall, especially those exposed to moisture. Not caulking regularly can cause water infiltration, which may lead to mold, and is not covered by the warranty. Exterior caulking is best done in dry weather.

Electrical

Know the location of the inside and outside breaker panels. The outside panel includes the main shutoff that controls all the electrical power to your home. 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 back on. Switching the breaker directly from tripped to on will not restore power. GFI receptacles are installed in the bathrooms, kitchen, outside and in the basement and garage. 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 be an indication of a faulty appliance and some investigation is in order. Always check the GFCI breaker on the outlet and the breaker box before calling for warranty service.

Stone, Brick, and Stucco



Cracks and chips in brick, mortar, and stucco are common and are not a sign of a defect. Discoloration may occur due to weathering or natural materials. Repeated cleaning of masonry may damage intended finish. Expect brick and stucco to have some mortar stains and efflorescence. Cracks in stucco less than 1/8" in width are not covered under your warranty.

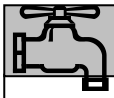
Scratches

Scratches, chips or marks in tile, doors, woodwork, walls, floors, porcelain, brick, mirrors, vanity tops, counters, siding and plumbing (tubs, showers, sinks, toilets) which are not noted at the Homebuyer Orientation are not covered by warranty.

Exterior Doors

Exterior doors are manufactured to meet industry design criteria for protection against air and water infiltration. They are designed to prevent water leaks during a steady 15-minute rain with sustained winds at 25 mph. If rain duration is longer or wind is higher, you could experience some seepage around the door. Please ensure doors and door seals are maintained regularly.

Frozen Pipes



Frozen exterior water spigots, including garage spigots, are not the responsibility of the builder. Water hoses, splitters, etc. should be removed from water spigots during cold weather. If any plumbing fixtures are located in the garage, do not leave the overhead garage doors open during cold weather or your pipes may freeze.

Frozen or burst pipes will only be warranted during the first year if the temperature at the time of the damage was zero degrees Fahrenheit or above and if the failure was due to a building defect.

Roof

The shingles on your roof do not require any treatment or sealer. Limit walking on your roof. Your weight and movement can loosen and damage the roofing material and leaks may occur. After severe storms, do a visual inspection of the roof for damage. Wind damage (winds in excess of 60 mph) and hail damage are not covered by your warranty. If storm damage is discovered, it is advisable to have your roof inspected by a professional roofing company and notify your homeowner's insurance company immediately.

Countertops

As your home settles, the countertops may pull slightly away from the wall. Re-caulking from settling is the homeowner's responsibility. Standing water or excessive heat (above 200 degrees Fahrenheit) can cause irreparable damage to your countertops. Use hot pads or breadboards for HOT electrical appliances. Wipe up standing liquids immediately, especially in the SEAM areas. DO NOT use cleaners with harsh abrasives or bleaching compounds. Countertop damage for any reason is not covered after the Homebuyer Orientation.


Each home is built adhering to industry guidelines and strict standards

Troubleshooting Guide

Problem:	*Solution:*

PLUMBING

If you notice a leak in the natural gas line.	Have everyone go outside. Turn off the gas at the gas meter. Call the gas company to report the leakage to the gas company. Do not go back inside until the gas company tells you it is okay.
If a water main breaks or a major plumbing leak develops.	Turn off the main water valve. It is located in a ground level box near the street. The interior main shutoff valve is in or near the front wall of the basement or crawlspace or if you have no basement or crawlspace it is in the closet under the stairs.
If you notice a leak under a sink or toilet	Turn off the water to the fixture by using the shutoff valves located under or behind the unit. Arrange for service.
If a toilet becomes clogged.	Turn off the water to the fixture. Follow the procedures outlined under Plumbing in the Maintenance section of this manual.
If you notice a leak in the tub or shower.	Turn off the water at the fixture and arrange for service. Do not use the shower or tub until service can be provided.
If there is a leak in the water heater.	Use the shutoff valve on top of the heater to turn off the water. Turn off the gas valve and drain the water heater, then arrange for service.
If you have no hot water.	If you discover you have no hot water, check the water heater pilot light, temperature setting, and water and gas supply valves before calling for service. Also, some water heaters have an electric igniter. There is an On/Off switch at the top of the heater that controls the blower mechanism. If this switch is in the OFF Position, the ignitor will also not turn on. Check the GFI plug the blower is connected to as well as the circuit in the electrical box to make sure it hasn't been tripped. Refer to the manufacturer's literature for specific locations of these items and other troubleshooting information.
If you notice water spots (darkened areas) on your walls or ceilings.	You may have a water leak. Determine the source of water if possible and take steps to prevent further damage. If the leak can be traced to one location (one toilet, sink or tub), turn off the water to that fixture. Contact your plumbing subcontractor or the Fieldstone trade partner for service. If the leak cannot be isolated, turn off the main water service to the house. Call the plumbing subcontractor to report a plumbing emergency. Finding and repairing any leak should be considered an urgent priority.
If the water temperature is not hot enough.	Adjust the temperature at the water heater by following the manufacturer's instructions printed on the tank. If you have small children, do not set the temperature high enough that the children might accidentally burn themselves.

ELECTRICAL

If a complete power outage occurs.	Look to see if your neighbors have electrical power. If the power is off throughout your neighborhood, call the electric company to report the outage. It is possible for one side of the street to have power and for the power on your side to be out. If the outage is limited to your home, follow the steps below.

Inspect all circuit breakers, including the main breaker located outside at the meter on the side of the house. If a breaker appears damaged leave it off and call your electric company and the electrical trade partner listed on the sticker under your kitchen sink.

If the breakers are not damaged, turn them all off and back on again one at a time. If power does not resume, call the electrical trade partner listed on the sticker under your kitchen sink.

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

If you notice sparks or smell burning.

Find the location of the odor or sparks. If an appliance is plugged into that outlet, unplug it. Shut off the problem circuit and call the electrical trade partner listed on the sticker under your kitchen sink.

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

If there is no power in a bathroom, kitchen or outside receptacle.

These receptacles may be connected to a Ground Fault Interrupt (GFI) device designed to interrupt the flow of electricity preventing electrical injury or damage. Locate the nearest GFI reset outlet. If the reset button has tripped, press it in to restore power. If power is not restored, determine if the circuit is being overloaded. If breaker in main breaker box has tripped, reset it and then reset the GFI in the bathroom. Two hair dryers or other appliances being used on one circuit could cause the breaker to trip.

IMPORTANT NOTE: Avoid the use of power tools and appliances in GFI outlets. Do not plug an appliance with a separate transformer or an item with a timing device (such as an irrigation system) into GFI outlets. You should never plug a freezer or refrigerator into a GFI outlet.

If there is no power to an electrical outlet.

Make sure that the outlet is not controlled by a wall switch that may be turned off. Once this is determined, inspect the circuit breakers and reset any that are in the tripped position.

If a hanging light fixture does not work.

Some fixtures have an on/off switch located on the fixture. Make sure this switch is on. If your fixture doesn't have a switch, reset any tripped circuit breakers.

HEATING & AIR CONDITIONING

If the furnace (forced air unit) is not working properly.

Make sure the thermostat is set to a temperature higher than the room air and that the unit is plugged in. Determine that furnace door is closed properly, change the filter, and then make sure the circuit breaker is in the on position and that the gas service is on. Finally, check to see that the gas valve is in the on position and the pilot light or intermittent sparking device is working. If you are unable to isolate the problem, call the heating and air conditioning subcontractor for service.

If your air conditioning shuts down and will not start.

Change the air filter. Check the outside air temperature. Set your thermostat to no more than 20° F below the peak outside air temperature. Your air conditioning system is designed to cool your house no more than 18–20° F below the outside air temperature.

You can also turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it and restore power to the unit. If it does not restart, check the air conditioner fuse to make sure it is usable and properly installed. This fuse is in the outside fuse box located near the compressor unit.

Performance and Construction Standards

INTRODUCTION

During the Limited Warranty Period and subject to the provisions set forth in the Fieldstone Limited Warranty form, Fieldstone's Limited Warranty warrants against "Construction Defects" in the construction of your home and its components.

The complete terms of Fieldstone's limited warranty are contained in the Fieldstone Limited Warranty provided to you by sales.

THE FIELDSTONE LIMITED WARRANTY IS THE ONLY WARRANTY PROVIDED BY FIELDSTONE, AND NOTHING IN THIS MANUAL AMENDS OR SUPPLEMENTS THE FIELDSTONE LIMITED WARRANTY OR EXTENDS ITS TERM. THIS MANUAL IS EXPLANATORY AS TO SPECIFIC PERFORMANCE AND CONSTRUCTION STANDARDS WHICH MAY HELP DETERMINE WHAT IS OR IS NOT A WARRANTED CONSTRUCTION DEFECT, BUT IT DOES NOT AMEND OR SUPPLEMENT OR EXTEND THE FIELDSTONE LIMITED WARRANTY ACTUALLY ISSUED TO YOU. All warranties by Fieldstone against construction defects are set forth specifically in the Fieldstone Limited Warranty.

Fieldstone's Performance and Construction Standards define, in part, the "Construction Defects" covered under the Fieldstone Limited Warranty. The Performance and Construction Standards provide objective criteria for evaluating whether a condition is a "Construction Defect" under the Fieldstone Limited Warranty.

Generally, an item is considered to be defective if it fails to function properly due to deficiencies in design, materials and/or workmanship and causes actual physical damage. Construction industry standards recognize varying tolerances for different materials and applications. For example, minor cracks in concrete, masonry, and stucco are unavoidable and considered normal due to expansion and contraction of rigid materials. Non-structural cracks (those not significantly impairing the structural integrity of the structure) in concrete, stucco, grout, wood, drywall, plaster, and other materials are also considered normal due to shrinkage and settling of newly constructed materials. Fieldstone's Performance and Construction Standards as set forth below spell out the standards and tolerances applicable to homes built by Fieldstone.

In addition, Fieldstone's Performance and Construction Standards cover various cosmetic items, minor adjustments, and other issues arising out of the original construction of your home that may arise during the first year of occupancy. Fieldstone's Warranty Service Department will repair such cosmetic or minor items only during the first year (and sometimes only once during the first year, as described below).

All claims submitted under the Fieldstone Limited Warranty should and will be evaluated under the Performance and Construction Standards set forth below. When you are considering whether to submit a Warranty Service Request to Fieldstone's Warranty Service Department for repairs under the Fieldstone Limited Warranty, you should review the following Performance and Construction Standards to determine whether the item or condition in question falls below these standards or otherwise qualifies as a covered Construction Defect under the Fieldstone Limited Warranty.

As discussed in the "Warranty Service Request" section of this manual, all items submitted under Fieldstone's Limited Warranty must be reported to Fieldstone's Warranty Service Department in writing as soon as possible after discovery, and must include the name of your community, your address, your work and home phone numbers, and a brief description of the work requested and its location in your home.

In the event any dispute arises relating to warranty service issues for warranty claims, such disputes may be resolved pursuant to the procedures specified in the Fieldstone Limited Warranty, including binding arbitration.

LIMITED WARRANTY PERIOD

As to all Construction Defects, Fieldstone provides limited warranty coverage for one year after the date the title to the home is transferred to the first homeowner ("Limited Warranty Period"). TO THE FULLEST EXTENT ALLOWED OR PERMITTED UNDER LAW, ALL OTHER WARRANTIES EXPRESS OR IMPLIED SHALL BE LIMITED TO ONE (1) YEAR AFTER THE DATE THE TITLE TO THE HOME IS TRANSFERRED TO THE FIRST HOMEOWNER.

Further, as noted above and as specified in some of the specific Construction Standards, certain items will be addressed only once during the first year of occupancy.

WARRANTY TERMS AND EXCLUSIONS

As noted above, the following Performance and Construction Standards apply to "Construction Defects" that are covered by Fieldstone's Limited Warranty, subject to all other terms, conditions and exclusions set forth in the Fieldstone Limited Warranty. Conditions that may exceed the Performance and Construction Standards may not constitute a covered Construction Defect if the circumstances place those conditions within one of the warranty exclusions specified in the Fieldstone Limited Warranty. Various exclusions from warranty coverage are set forth in Section VIII of the Fieldstone Limited Warranty.

For example, if a homeowner damages the home through his or her own actions or negligence, such damage is not covered, even if the damage itself results in non-compliance with one of the Performance and Construction Standards.

As another example, cracking, crazing, spalling, color variations, chemical attacks or other damages to exterior concrete (such as driveways, garage floors and sidewalks) are excluded from coverage under the Fieldstone Limited Warranty.

Similarly, if a homeowner or his or her separately-engaged contractor alters the condition of the home, for example through landscaping or hardscaping improvements, electrical system modifications, plumbing modifications, roof penetrations, remodeling, or other similar activities, claims for damages arising as a result of such work are excluded under the Fieldstone Limited Warranty.

Examples of such potential excluded damages are listed in some of the Performance and Construction Standards below. However, all of the Performance and Construction Standards are subject to the complete terms of the Fieldstone Limited Warranty.

As set forth in the Fieldstone Limited Warranty: (1) actions taken by Fieldstone to investigate or cure a claimed Construction Defect will NOT extend the applicable coverage or limited warranty period under the Fieldstone Limited Warranty; and (2) Fieldstone may elect to repair, replace or pay compensation for a Construction Defect. As set forth in the Fieldstone Limited Warranty (and in the purchase documents for the original purchase from Fieldstone), all other warranties, express or implied, including but not limited to all implied warranties of fitness, merchantability, or habitability, are disclaimed and excluded to the full extent allowed by law.

The complete terms and exclusions of Fieldstone's Limited Warranty are contained in the Fieldstone Limited Warranty provided to you.

APPEARANCE ITEMS AND HOMEBUYER ORIENTATION

Many of the following Performance and Construction Standards involve damages that may be caused during move-in or initial occupancy, rather than by Fieldstone's construction of the home. A thorough inspection has been made to determine the condition of your home prior the time of your Homebuyer Orientation. Any and all items requiring correction that exist at the time of the Homebuyer Orientation need to be noted on the Homebuyer Orientation form. The noted items should all be corrected by the time of your closing.

The appearance of items in your home will be free from cosmetic defects at the time of Close of Escrow. A cosmetic defect is a material deficiency that is readily visible and substantial enough to affect the overall appearance of the item. An obscure or minor deficiency is considered of "no consequence" and to be within building industry standards, and our limited warranty does not apply to such items. Cosmetic defects, and certain other conditions or damages as noted below will not be corrected unless noted on the Homebuyer Orientation form.

During your Homebuyer Orientation, you will receive information outlining certain routine cosmetic issues that may or may not occur in your home during the first year, depending on your use and maintenance of the home. The "Homeowner Maintenance" section of this manual also contains such information. Damages resulting from homeowner use and/or nonperformance of homeowner maintenance typically are not covered under the Fieldstone Limited Warranty. This information will help you maintain specific components of your home to provide longevity that cannot be achieved without preventative and proactive maintenance. This maintenance is necessary to prevent foreseeable problems as described in those documents. Please carefully review and comply with all maintenance obligations and information provided to you.

APPLIANCES

Materials/Workmanship	Performance Standard	Standard Repair
Problems with appliances	All appliance issues are resolved by the appliance manufacturer.	Contact the manufacturer directly for any repairs.
Vents tap in wind	Some tapping and/or noise is normal & expected, especially in windy conditions.	No action will be taken by Fieldstone.

CABINETS

It is not unusual for the color of installed cabinets to be different from samples shown at the time of selection. Color can differ with wood grain variations and stain used. Some color variation on stained or painted areas is to be expected. Wood grain coloration, wood porosity, wood type and stain type or color may all result in variations from samples or from other cabinets installed in the same house or location. Stain and lacquer colors will continue to change with age.

Materials/Workmanship	Performance Standard	Standard Repair
Cabinet operations malfunction	First year performance standards: Kitchen cabinet doors, drawers and other operating parts should function reasonably smoothly and properly. Warping of 1/8" in 30" is not considered excessive.	Repair, adjust, or replace operating parts as required to meet standard, during first year of occupancy.
Cabinet doors not same height	Tops of cabinet doors should be within 1/16" of the horizontal line.	Adjust doors to meet standard. Defects must be brought to Fieldstone's attention at the Homebuyer Orientation.
Chips, cracks, splits, or scratches in cabinets	Minor scratches and imperfections in the finish are normal. Minor imperfections are not readily discernable in natural/normal light from a distance of six feet.	Correct, repair, or replace defects exceeding standard, as necessary. Defects must be brought to Fieldstone's attention at the Homebuyer Orientation.
Separations	First year performance standards: Gaps between cabinets and ceilings or walls shall not exceed 3/16" (except behind appliances). Gaps between two cabinets shall not exceed 1/16."	During first year of occupancy, correct excessive separations by suitable fillers or trim.
Inconsistent color, grain, shading or hue	Variations are normal due to the variable nature of wood surfaces, but not where caused by drips, runs, or use of conflicting stains or paint colors. The finish may also vary from any samples shown in the Design Center or model homes.	Correct if caused by obvious drips, runs, or use of conflicting stains or paint colors. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation.
End grains and joints show through paint on doors or drawer fronts	End grains or joints on doors and drawer fronts may show through paint. Tighter grained woods such as maple may lessen the appearance of end grains but will not completely eliminate them from showing through the paint.	No repair or replacement will be done by Fieldstone due to end grains or joints showing through paint.

CARPETS

Carpets and floor coverings are typically covered by manufacturers' warranties. Review all manufacturers' warranties and literature to insure proper carpet maintenance. Fieldstone will not be responsible for problems caused by homeowner neglect, abuse, pets, or other causes excluded under the terms of the Fieldstone Limited Warranty.

Materials/Workmanship	Performance Standard	Standard Repair
Carpet seams show	Properly installed carpet may have obvious seams and it is impossible to completely hide some seams, especially in loop or patterned carpet. Seams should be tight with no overlap and trimmed as necessary to match fiber length.	Tighten seams, eliminate overlap, and trim as necessary to meet standard. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation.
Dye lots vary	Different dye lots should not be used within the same room but may be used in non-adjoining areas or in adjoining areas if they junction at a doorway or stairs or different floor levels.	Different dye lots in the same room will be replaced or made uniform. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation.

CAULKING

Materials/Workmanship	Performance Standard	Standard Repair
Leaks in exterior walls due to inadequate caulking	Joints and cracks in wall surfaces and around openings should be properly constructed and caulked to exclude the entry of water. Properly installed caulking will shrink and must be filled in and maintained by the homeowner, at least every year and more frequently if deterioration is observed. Gaps in original construction caulking must be reported during pre-delivery inspection process and no later than Homebuyer Orientation.	Re-caulk as necessary to fill any gaps reported at Homebuyer Orientation. Homeowner is responsible to re-caulk as necessary each year per maintenance obligations and is responsible to fill any gaps identified after Homebuyer Orientation.
Caulking shrinking or pulling away from walls, counters, baseboards, etc.	Properly installed caulking will shrink and must be filled in and maintained by the homeowner, at least every year and more frequently if deterioration is observed. Gaps in original construction caulking must be reported during pre-delivery inspection process and no later than Homebuyer Orientation.	Re-caulk as necessary to fill any gaps reported at Homebuyer Orientation. Homeowner is responsible to re-caulk as necessary each year per maintenance obligations and is responsible to fill any gaps identified after Homebuyer Orientation.

CERAMIC TILE

See also resilient flooring section.

Materials/Workmanship	Performance Standard	Standard Repair
Ceramic tile cracks or becomes loose	Not acceptable. Cracked and loose tiles must be identified at, or prior to, the Homebuyer Orientation	Replace cracked tiles and re-secure any loose tiles identified at or prior to Homebuyer Orientation. Color and finish of tile will reasonably match; perfect match (and/or full tile replacement) is not warranted due to differences in dye lots.
Hairline grout cracks appear at joint in ceramic tile or at bathtubs, backsplashes or other junctions	Hairline grout cracks at the joints of ceramic tile are normal and are commonly due to shrinkage of the home.	No repair by Fieldstone necessary; if present, homeowner should caulk or grout these cracks. New caulk or grout may vary in color. Fieldstone is not responsible for these variations.
Crooked, improperly cut, or unevenly set tile	Tile should not appear obviously crooked or uneven upon visual inspection (unless the tile selected is designed to appear uneven). Countertops and Backsplashes should not be more than 1/2" in 10' out of parallel with the floor beneath the counter.	Repair as necessary. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation.
Shower floors and Roman tubs do not drain	Shower floors and Roman tubs should slope to the drain. Minor pooling not to exceed 3" diameter and 1/16" deep is acceptable. Defects in excess of standard must be brought to Fieldstone's attention within the first 30 days after close of escrow.	Correct as necessary to meet standard. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation or within the first 30 days after close of escrow.

Dye lot or color variance in manmade, natural stone, or quartz tiles	Shade and color variations are natural characteristics of stone. Each shipment of natural stone may vary. For example, veining may be straight, diagonal, or swirl across the face of the stone or it may go from heavy to light from piece to piece.	No repair or replacement will be done by Fieldstone due to dye lot or color variations.
Grout is not sealed	Sealing grout is a personal preference and is up to the homeowner. If you choose to seal your grout, it is recommended to wait at least 30 days after installation to allow the grout to completely cure and avoid discoloration.	No repair by Fieldstone necessary; Responsibility/ personal preference of homeowner.

CONCRETE

This section applies to standard steel troweled or light broom finished concrete. The homeowner should not run water on or allow puddles to occur near concrete foundations, porches, patios, fences, walls, walks or driveways. Water can cause soil expansion, and/or infiltration of and reaction to chemicals in the soil such as sulfates, which can cause concrete to fracture or deteriorate.

Materials/Workmanship	Performance Standard	Standard Repair
Foundation wall cracks	Small cracks up to 1/4" wide are normal on concrete foundation walls and do not necessarily indicate a structural deficiency. Cosmetic imperfections in foundation walls are normal and will not be repaired.	Repair cracks in excess of 1/4" by surface patching. If structural deficiency is found on new construction, such deficiencies should be corrected by methods common to the industry. Any such repairs should be postponed until toward the end of the first year of ownership to assure that settling of the home has stabilized.
Exterior concrete, cracking of Fieldstone-installed attached garage slabs, patios and carports, exterior slabs, driveways, entry walkways and porches, sidewalks, exterior flatwork	Exterior concrete cracks in excess of 1/2" in width or 1/2" in vertical displacement in non-freezing conditions are considered excessive and unacceptable except along expansion joints or lines. Flatwork on freezing ground generally rises, and then lowers with the thaw.	Repair excessive cracks as required, i.e., cracks over 1/2" width may be surface patched, surface ground, or caulked according to normal patching procedures. Broken driveways may be replaced in increments, if replacement is necessary, based on existing expansion lines. Color and texture of repaired concrete may be different. Any such repairs should be postponed until toward the end of the first year of ownership to assure that settling of the home has stabilized. Fieldstone is not responsible for variations in exterior concrete caused by failure of the homeowner to maintain adequate drainage.
Interior concrete, cracking of basement concrete slab or interior floors	Cracks exceeding 1/4" in width or 1/4" in vertical displacement in non-freezing conditions are considered excessive and unacceptable except along expansion joints or lines.	Repair cracking that exceeds standard by surface patching, grinding, filling, or by other means as appropriate.
Leaks through basement foundation wall	No leaks resulting in trickling water through basement foundation walls is acceptable. Dampness of foundation walls and/or concrete basement floor slabs is not considered a defect. Water seepage through a crawlspace foundation is expected.	Fieldstone will repair leakage as needed if leakage is due to a Construction Defect in material or workmanship covered under the Fieldstone Limited Warranty that is not the result of homeowner alteration or misuse or other excluded causes, such as running a hose on the porch or spraying water on the foundation.
Leaks through basement floor slab	Leaks through the basement floor slab may occur in unusually wet spring seasons or with rising water table levels.	Homeowner will be responsible to install a sump pump in the basement for water through the slab due to rain, rising water tables, or other events, such as overwatering or flood irrigation of property or nearby properties.
"Honeycombing" (where aggregate has separated from the cement) or "cold joints" (lines or junctions where two separate loads of concrete meet within the foundation) in concrete foundation walls	"Honeycombing" and "cold joints" are generally purely cosmetic conditions that do not affect the structural integrity of the foundation wall. They are not acceptable if they result in actual trickling of water through the foundation wall.	Seal leaking area as needed to correct water intrusion. No corrective action is necessary or warranted if the honeycombing and/or cold joint does not result in actual trickling of water through the foundation.

Settling, or heaving of concrete landings or steps	First year performance standards: Landings or steps should not settle or heave in excess of 1" in relation to the house structure.	Take appropriate corrective action to return steps and landings to allowable standard during first year of occupancy.
Different elevation between slabs (except steps)	Vertical displacement between two slabs should not be a trip hazard, nor exceed 1". Weather-related movement during winter may temporarily exceed standard.	Repair by an appropriate method, which may include lifting, grinding and/or surface patching.
Uneven or wavy concrete floors	First year performance standard: Floors shall not vary from flat exceeding 3/4" over a 10' area provided the deviation is gradual.	Grind or fill as necessary to correct the uneven condition, during the first year of occupancy.
Uneven or wavy basement concrete slab floors, garage or other interior floors	First year performance standard: Basement concrete slab floors are expected to move in response to changes in soil moisture, the freeze/thaw cycle, and/or other causes; and are commonly built with some degree of slope built in. Slab movement from original elevations should not exceed ¾" at any point. Originally constructed slope should not exceed ¾" vertical in a 10 foot horizontal measurement.	If the slope of the originally-constructed slab exceeds ¾" vertical in a 10 foot horizontal measurement, or if the slab moves more than ¾" from its original elevation as a result of defective construction or materials covered by the Fieldstone Limited Warranty, Fieldstone will level or replace the minimum portion of the slab necessary to bring the slab within compliance with the standard during the first year of occupancy.
Pitting, scaling, or spalling of concrete work	Concrete surfaces may disintegrate to the point that the aggregate is exposed due to a variety of conditions. Weather, heavy traffic or trucks, snow and ice buildup, snow and ice melt products (for example, salts to melt ice and snow), may play major roles in deterioration. Driveways adjacent to each other may experience different reactions, with one deteriorating and one not deteriorating,	Take corrective action as necessary to correct defective concrete surfaces noted during Homebuyer Orientation. Fieldstone is not responsible for deterioration caused by salt, chemicals, mechanical implements, and other factors beyond Fieldstone's control. Fieldstone is not responsible for cosmetic deterioration on any scale to outside concrete including garage slabs other than per the standard and as noted during the Homebuyer Orientation. Concrete problems of this nature are beyond the builder's reasonable control.
Standing water on landings, garages, patios, carports and driveways	First year performance standards: Water should drain from garages and outdoor patios, carports, landings and steps. No standing water is permissible exceeding 1/16" in depth for landings or steps and exceeding 1/8" for driveways, garages, carports, and patios. To check for standing water, flood the area and wait for 2 hours to check for ponding.	Take corrective action to meet standard during first year of occupancy.
Improper, inadequate, unsightly finish of concrete	Due to the nature of concrete, some variation is acceptable in finish texture. Blanket marks or a variance in color is normal and will tend to blend with time. Efflorescence is a normal reaction of concrete to the presence of moisture.	No action will be taken regarding variation in concrete color. Finish-related issues will only be addressed if brought to our attention at or before the Homebuyer Orientation.
Settling, cracking and other problems related to concrete not installed by Fieldstone	Fieldstone provides no warranty on concrete that it did not install. Care should be taken by you and your outside contractor to ensure proper compaction under their concrete and proper drainage around the concrete they install.	No action will be taken for claims of settling or drainage problems under or in any way related to concrete not installed by Fieldstone.
Water flows into the under porch storage area from outside.	Water may seep into under porch storage from above.	No action will be taken for water that seeps into the under porch storage for reasons of rain or other weather related conditions, power washing, running a hose, misdirected sprinklers, potted plants, and/or etc. on the porch.

COUNTERTOPS

Materials/Workmanship	Performance Standard	Standard Repair
Countertops not sealed	All countertops come factory sealed. Resealing is the responsibility of the homeowner.	No action will be taken. See Homeowner's Maintenance Obligations section.

Stone countertop has stains	A sealed countertop may show water spots, even when cleaned immediately.	No action will be taken. See Homeowner's Maintenance Obligations section.
Caulking is shrinking or pulling away from countertops, etc.	Joints and cracks in wall surfaces and around openings should be properly constructed and caulked to exclude the entry of water. Properly installed caulking will shrink and must be filled in and maintained by the homeowner, at least every year and more frequently if deterioration is observed. Gaps in original construction caulking must be reported during pre-delivery inspection process and no later than Homebuyer Orientation.	Re-caulk as necessary to fill any gaps reported at Homebuyer Orientation. Homeowner is responsible to re-caulk as necessary each year per maintenance obligations and is responsible to fill any gaps identified after Homebuyer Orientation.

CRAWLSPACES

Some homes include crawlspaces, typically found directly under the framing system for the first floor. Standard crawlspaces are ventilated passively, through the use of vent holes cut into the framing or foundation, which when open, allow the natural circulation of air. **Note: Crawlspaces are not intended for storage of any kind.** Items stored in a crawlspace are subject to extreme variations of temperature, humidity, moisture, and potential water. Nothing that is stored in a crawlspace will be replaced or repaired under this warranty.

Materials/Workmanship	Performance Standard	Standard Repair
Standing water in crawlspace	Water may get into crawlspaces due to unforeseen changes in the water table or by flow of irrigation of nearby properties or by other actions or circumstances outside of Fieldstone's control. Damp and wet soil in crawlspaces is not indicative of a defect. Standing water deep enough to touch wood framing members should be promptly reported in writing to Fieldstone.	Drain any crawlspace with water touching wood framing during first year of occupancy. Homeowner is responsible to maintain adequate drainage around perimeter of house. Fieldstone will not repair accumulation of water from changes in the height of the water table, from excessive spring runoff or from improper modifications to drainage by or on behalf of homeowner.
Humidity in crawlspace	Acceptable if not resulting in visible mold growth or condensation on wooden framing members. Humidity levels in crawlspaces and adjacent rooms (particularly basements) will be higher than in other areas of the home; no particular humidity levels are warranted.	It is the homeowner's responsibility to ensure that vents remain clear and that nothing blocks them from the inside or the outside.

DOORS (WOOD AND PLASTIC)

Materials/Workmanship	Performance Standard	Standard Repair
Interior doors are warped	First year performance standard: Interior doors should not warp in excess of 3/8".	Repair, adjust, or replace if not within allowable tolerance, during first year of occupancy.
Warping of exterior doors	First year performance standard: Exterior wood doors will warp to some degree, due to the temperature differential on inside and outside faces. However, they should not warp to the extent that they become inoperable or cease to be weather resistant. Warp/twist tolerance is 3/8" measured from door slab to jamb.	Repair, adjust, or replace if not within allowable tolerance, during first year of occupancy.
Gaps visible at exterior door edges, jamb or threshold	First year performance standard: Gaps shall not vary greater than ¼" under normal weather/ humidity conditions.	During first year of occupancy: repair to meet standard by adjusting.
Air infiltration	Some infiltration is inevitable, especially during high winds.	Adjust weatherstripping if helpful.

DRYWALL

Variations in the pattern and/or density of sprayed or manually applied texture are normal.

Materials/Workmanship	Performance Standard	Standard Repair
Ceiling sags	First year performance standard: A ceiling should not sag more than 1/4" in 32".	Reduce sag to less than 1/4" in 32" during first year of occupancy.
Visible defects such as nail pops, cracks, joints, and seam lines due to expansion and contraction of new homes	First year performance standard: Except for nail pops, these are acceptable conditions. Cracks not exceeding 1/8" in width are considered acceptable.	Nail pops will be corrected once (all locations) during the first year of occupancy. Cracks not exceeding 1/8" in width are considered acceptable. Nail pops after the first year, hairline cracks not exceeding 1/8" and seam lines are considered normal and can readily be corrected by the homeowner when repainting.
Defects such as blisters in tape, excess compound over joints, cracked corner beads or trowel marks	First year performance standard: Minor imperfections, such as the ability in certain light or upon up close inspection to see joint seams in the walls, minor waves, or minor changes in the texture coverage or pattern, as well as butt joints or interior corner joints on both walls and ceilings that are less than 1/8", are anticipated and acceptable.	Correct such defects to acceptable tolerance one time during the first year of occupancy. Excessive compound in joints or trowel mark defects must be brought to Fieldstone's attention at the Homebuyer Orientation. Major blisters in taped joints and corner bead repairs will be made one time during the first year of occupancy.
Drywall flairs out at corner	Corners may flair out or wall may appear to have a bow or cupped shape.	Buildup of drywall and corner bead is normal and expected. No action will be taken.

ELECTRICAL

Materials/Workmanship	Performance Standard	Standard Repair
Malfunction of electrical switches, fixtures, and outlets	First year performance standard: None acceptable under normal use per design criteria, except related to utility company power surges.	Repair or replace defective wiring, switches, fixtures, and outlets to conform to original approved design criteria, during first year of occupancy.
Breaker trips with normal use	First year performance standard: Breaker should operate as intended.	Replace breaker if defective, during first year of occupancy.
GFI trips during rain or sprinkler operation	First year performance standard: GFI should not trip if waterproof plug caps are closed.	Check exterior boxes for water tightness and correct if necessary, during first year of occupancy.

EXCAVATION AND BACKFILL

See also Soils section.

Materials/Workmanship	Performance Standard	Standard Repair
Drainage of the site	Water should flow away from the foundation. No ponding of water should remain more than 48 hours after irrigation or rain stops in normal non-winter climatic conditions. Individual puddles smaller than 100 square feet are considered normal and should be filled in when landscaping is installed.	Fieldstone is responsible only for establishing the necessary grades and swales prior to the original closing of home. The homeowner is then responsible for maintaining grades and swales. Fieldstone is not required to correct conditions caused by the homeowner or others, particularly by added hardscape, landscape or other improvements. No corrections of any kind will be made after homeowner makes any alteration(s), such as grading, landscaping, sod, fencing, topsoil, hardscape, patio or other improvements or changes to the lot.

Settling of ground around foundation, utility trenches or other back filled areas such as areas next to basements and foundations and sewer or water laterals	Some settling is normal and acceptable. Homeowner must maintain yard drainage and correct any drainage issues resulting from settling.	Fieldstone is responsible only for establishing the necessary grades and swales prior to the Close of Escrow. The homeowner is thereafter responsible for maintaining grades and swales. Fieldstone is not required to correct conditions caused by the homeowner or others, particularly by added hardscape, landscape or other improvements, or by inadequate maintenance or by failure to properly maintain site or roof drainage. Fieldstone is not responsible for ground settling or other damages resulting from homeowner not providing proper drainage from downspouts to move water away from base of foundation.

FOUNDATION DRAIN/SUMP PIT/SUMP PUMP

To reduce the accumulation of water at the foundation, the soils engineer may recommend installation of a foundation drain system, which may be typically located near the base of the foundation wall and just outside/inside the foundation. This system is designed and intended to collect excess water in the vicinity of the foundation and discharge that water away from the foundation, either through a positive gravity outlet or to a sump pit. Some homes are equipped with a sump pit even when the drain system discharges through a gravity drain.

Materials/Workmanship	Performance Standard	Standard Repair
Frequent sump pump operation	Sump pump will operate as often as is needed to remove water collected by the foundation drain system. Fieldstone makes no warranty on the frequency or infrequency of sump pump operation.	None.
Sump pump discharge creates damp, soggy, or wet area	Sump discharge line should be located or installed in a manner that reduces the potential for discharged water to saturate the foundation backfill. Sump discharges that result in re-circulation of water through sump should be avoided.	No repair unless soggy/wet area is within foundation backfill. Fieldstone will relocate the discharge location by extending the discharge pipe, or other means as appropriate, so that soggy/wet area is not within foundation backfill area. Alternately, Fieldstone may regrade the area to provide for quicker removal of discharge water.

FRAMING

The framing system must be structurally sound, so as to carry loads as required per the original approved design criteria. However, the wood framing of a house is not an immovable or “static” structure. It moves in response to influences of loads such as gravity, snow, winds, earthquakes, furniture and human use, and it expands or contracts in response to humidity, heat and cold. Consequences of such movement are normal and will occur; allowable tolerances for manifestations of such normal structural movement are also addressed in other Construction Standards. These would include wood trim separations, stucco cracks, etc.

Materials/Workmanship	Performance Standard	Standard Repair
Floor squeaks	Creaking, squeaking, and/or popping noises are normal due to new home settling, natural wood flex in the wood, and the addition of weight (e.g. walking, furniture, etc.) to new wood floors and subfloors.	Fieldstone will not take any corrective action.
Rough openings for doors and windows should be properly dimensioned, and substantially plumb and level	The rough opening should be installed according to the manufacturer’s recommendations.	Assure that openings are structurally sound and cosmetically pleasing. Any cosmetic concern must be noted at, or prior to the Homebuyer Orientation.
Warped and twisted studs and ceiling joists	First year performance standard: Wall and ceiling should be level and should not bulge more than 1/2” in 8’.	Make cosmetic corrections where no structural deficiencies are indicated, during first year of occupancy.
Twisted or warped interior posts or beams	First year performance standard: Beams or posts should not twist more than 1/2” in an 8’ section.	Make appropriate repairs to correct condition, during first year of occupancy.

Cracks in interior and exterior beams and posts	Cracks, checking, twisting, bowing, and other cosmetic symptoms are normal, particularly due to drying and weather-related expansion and contraction. Structural strength typically is not impaired by such conditions.	Repair to restore structural strength if cracks result in failure of house to meet structural requirements.
Uneven floors	Wood subfloor systems naturally flex ("deflect") when loads (such as the weight of furniture or the force of human uses) are placed on them. However, under normal conditions (including weather and humidity) any floor deflection should not be more than 1/4" out of level within any 32" measurement. Floor slope within any room shall not exceed 1/2" for every 12'.	Make appropriate repairs to correct the condition to the standard.
Interior walls should be vertical and plumb	Walls may show a horizontal displacement of 1/2" in 8' of rise, with no "bowing" of more than 1/2" out of line in 4' of rise.	Make appropriate repairs to correct the condition to the standard (e.g., wall should be furred out and drywall replaced or floated.)
Noise transmission through walls, floors, doors, windows, etc.	Walls and floors will be insulated in accordance with the original purchase agreement. Otherwise, neither the existence, amount, degree nor volume of noise transmission is warranted.	None, other than bringing insulation into compliance with specifications stated in the original purchase agreement.
Floor shakes	Floor movement and deflection is normal and may cause furniture and fixtures—including light fixtures, ceiling fans, cabinets, and kitchen islands—to move or shake.	Floor deflection that is not in excess of L/360, as allowed by code, will not be corrected. Securing furniture to walls is a homeowner responsibility.

GARAGE DOORS AND OPENERS

Materials/Workmanship	Performance Standard	Standard Repair
Garage door and/or builder-installed opener fail to operate properly	Garage door should operate according to manufacturer's specifications or locally accepted industry standards and practices. Springs and hardware should not fail within one year unless damaged by homeowner or improper installation of the garage door opener by homeowner.	Homeowner's installation of garage door openers will void the garage door warranty on wear and adjustments. Homeowner is responsible for lubrication of the hinges to prevent excessive wear, as recommended per manufacturer's specifications. Homeowner should also check the GFCI, sensors, and lockout button for proper operation prior to contacting Warranty regarding an inoperable garage door.
Garage door opener eye sensors not functioning properly	Your garage door is adjusted to work properly prior to closing. After closing, this will become a homeowner maintenance item.	Take care to not bump the eye sensors at the bottom of the track, as the sensors will no longer be in alignment. This is a condition that is not covered under the warranty. If the eye sensors do get knocked out of alignment, are dirty or otherwise blocked, they will need minor adjusting so that they "see" each other. This may take several tries before getting the adjustment just right.
Gaps around garage door	Some gapping, up to 1" is necessary for proper door function.	Adjust door if gap is wider than 1 inch. Installation of exterior weather stripping is a homeowner's responsibility.
Water flows under or to the sides of the garage door when it rains.	Water may flow under the garage door during rain or snowstorms. Even when the garage door is closed and properly functioning, wind driven rain, power washing near the garage door, and running a hose near the garage door will allow water to enter into the garage.	No action will be taken for water entering the garage door during wind driven storms, accumulated snow, or when a power washer or hose is being used near the garage door. For more information, see concrete section above for specific standards related to standing water, settling, or low spots on concrete.

GRADING

Materials/Workmanship	Performance Standard	Standard Repair
Improper grading and/or drainage	Home Sites will be graded to provide a minimum of 5% to a maximum fall of 2 to 1 for a distance of at least 10 feet away from the home, or to the property line whichever is less. Variance occurs based on a lot-by-lot evaluation of the needed drainage, lot topography, and other requirements that are generally lot specific. Each home site is graded to accommodate these standards according to Fieldstone guidelines, municipality codes, drainage and excavation needs. Homeowners are responsible for maintaining all grades, drainage patterns, slopes, swales, berms, etc. Fieldstone is not required, nor will Fieldstone be responsible for or responsible to correct conditions caused by the homeowner or others, particularly by added hardscape, landscape or other improvements that affect the existing grading, swales, slopes, drainage etc., or that cause damage as a result of such changes. It is not uncommon for water to stand in puddles for up to 48 hours outside this 10' perimeter around the house. Ponds of water larger than 100 square feet should not remain more than 48 hours after irrigation or rain stops in normal non-winter climatic conditions. Except in cases where onsite water retention is required, any individual puddle smaller than 100 square feet that lasts beyond the 48 hours is considered normal and should be filled in by the homeowner when landscaping is installed. For more information, see the grading and landscaping sections found in the maintenance section of this book.	Drainage problems, which are determined to be caused due to nonconformance of the building requirements when the home was originally built, will be corrected as necessary. Altered drainage is the responsibility of the homeowner. Fieldstone does not warrant against the effects of soil movement on improvements constructed or installed by or for homeowner or anyone other than Fieldstone. Please note that the grade needed to pass code and close on the home is not the same as the grade needed to install sod, seed, or other landscaping. You should expect that as the new homeowner you will be responsible for removal of large and small rocks. Additionally, you will need to rake out the yard to remove small hills and depressions and bring in topsoil to support new growth and retain moisture. When doing these required homeowner improvements, great care should be taken to not change the overall grade and flow of your yard. Adjacent and neighboring lots may use each other's property lines for drainage. These drainage courses should not be altered.
Low spots in lawn, landscaped and/or hardscaped areas	To avoid damage to lawns and other landscaping, low spots should be filled in as soon as possible.	If the lawn was installed by Fieldstone, low spots will be filled in one time. If the landscaping or hardscaping was installed by contractors other than Fieldstone or its contractors, low spots will not be resolved by Fieldstone, regardless of the cause. Low spots can be filled in by applying and raking in topsoil or sand.
Street gutters retain water	If unobstructed, small amounts of water may stand in gutter sections after natural draining. The depth of the standing water should not exceed 1", measured one hour after the end of precipitation.	If the subdivision was developed by Fieldstone, repair, replace, modify, or reinstall gutters that pool water greater than 1" deep under conditions specified in standard, during first year of occupancy.
Erosion in yard at downspouts, water courses, or retaining walls	Erosion is normal and natural. Its effects will be reduced and even eliminated by the installation of sod or other landscaping.	The effects of erosion are a homeowner's responsibility.

HARDWARE

Materials/Workmanship	Performance Standard	Standard Repair
Tarnishing	Manufacturer's warranty item.	Handle through manufacturer's warranty.
Door hardware does not function properly	Door does not lock or latch. Door sticks.	Adjust or replace as necessary, during first year of occupancy.
Exterior door knob sticks when trying to open the door.	Door is being closed too tightly.	No repair by Fieldstone needed. To open, push door closed as you turn the knob. Exterior doors latches are made up of two parts, the backset, or the larger plunger in the door that goes into the door jamb and holds the door closed, the dead latch, or the smaller

pin behind the backset. When an exterior door is properly closed, the backset will be extended into the strike plate on the door jamb, but the dead latch will not be extended. In this position, the backset is locked in place to help prevent the door from being opened with a credit card. When the door is closed too tightly or slammed (often by being blown shut by a draft of wind), the dead latch may extend into the strike plate. This adds pressure and friction on the dead latch and makes the door difficult to open. If needed, adjusting the strike plate, by moving it forward a tiny amount (toward the outside of the house) will often help this condition.

HEATING AND AIR CONDITIONING

Heating and air conditioning systems include equipment that is subject to the terms of the manufacturer's warranty. The following performance standards do not apply in the event of extreme weather conditions exceeding the equipment's design criteria. Thermostats are calibrated at Close of Escrow to be within plus or minus 5 degrees of actual.

Materials/Workmanship	Performance Standard	Standard Repair
Inadequate heat	The system should establish and maintain a pre-set temperature, measured five (5) feet above the floor in the room where the thermostat is located.	Deficiencies caused by malfunction of system equipment or appliance are subject to the terms of the manufacturer's warranty.
Inadequate cooling	If exterior temperatures are less than 95 degrees Fahrenheit, the system should establish and maintain the set temperature of 75 degrees Fahrenheit, as measured three (3) feet above the floor in the center of the room in which the thermostat is located. If exterior temperatures exceed 95 degrees Fahrenheit, the system should establish and maintain a differential of 20 degrees Fahrenheit, measured as above.	Deficiencies caused by malfunction of system equipment or appliance are subject to the terms of the manufacturer's warranty.
New thermostat doesn't work	Thermostats installed by Fieldstone trade partners should work as noted above.	Repair as needed. Fieldstone will not repair issues involving thermostats installed by a homeowner.
Inadequate temperature balance	Temperature may vary significantly (up to ten degrees at the time the furnace or A/C shuts off) from room to room and floor to floor, due to length of vent run and differences in orientation to the sun, shade from neighboring homes, trees, landscaping and other factors.	Fieldstone will investigate extreme temperature imbalance situations (in excess of ten degrees between rooms and/or floors) and if practicable either attempt to adjust balance or advise homeowner of conditions believed to contribute to imbalance.
Excessive noise from ducts and Return air grill	Ducts should not rattle. However, airflow noise will be evident near registers and filter grills. Expansion or contraction of metal ductwork will produce some ticking or popping sounds. It is not possible to eliminate all sounds or vibrations from the system.	Make necessary repair to eliminate duct rattles if possible.
Water leaking from pipe on side of house	No water should leak from the pipe.	All water leaks must be reported immediately and no longer than within 24 hours of discovery.

INSULATION

Materials/Workmanship	Performance Standard	Standard Repair
Insulation not uniform in attic and has thin spots	Insulation must be installed to the thickness noted on the insulation card or more at time of Homebuyer Orientation.	Some variation in thickness is normal and expected. Correct only if noted thickness is not met.

Air infiltration around door and window openings	Some infiltration of moisture, air and dust is normal, especially during high winds and excessive rain. Excessive infiltration resulting from open cracks, poorly fitted doors and windows, or inadequate weather-stripping is not permissible. Excessive infiltration will be corrected once (all locations) during the first year of occupancy.	Correct one time (all locations) during the first year of occupancy.
Insulation sags in crawlspace or basement.	Insulation may sag a little over time.	Homeowner should periodically make sure the insulation is tucked into its correct position. If the home has a crawlspace, care should be taken to ensure that insulation does not cover the cross-ventilation openings.

LANDSCAPING

See also the Soils and Grading sections in the Performance Standard section of this manual. Also see Landscaping, Drainage and Grading in the Homeowner Maintenance section below.

Materials/Workmanship	Performance Standard	Standard Repair
Builder installed sprinkler irrigation system	Plants should be alive, and sprinklers should cover as designed at the time of the Homebuyer Orientation or at installation, whichever is later. Manufacturers' warranty may apply after Homebuyer Orientation.	Replace damaged or problem sprinklers and dead plants reported at Homebuyer Orientation. Homeowner to pursue manufacturer warranty rights. Homeowner responsible for watering, maintenance and drainage of yard landscaping.
Landscaping selection	Landscaping plans are conceptual only. Fieldstone retains discretion to select materials and locations and amounts of selected materials.	None.
Landscaping survival	Landscaping will be in good condition at close of escrow or installation, whichever is later. Survival or condition of landscaping thereafter is not warranted.	Replace dead or dying plant materials identified at Homebuyer Orientation, at time of closing, or upon installation, whichever is later. Fieldstone has no responsibility to remove or replace trees or plants that die after closing, regardless of cause.
Dirt washing out at retaining walls	Dirt should be properly installed at time of closing.	Maintenance of retaining wall and eroding dirt are a homeowner responsibility.

MASONRY

This section applies to fired clay common and face brick, stone, and concrete block installed on residential construction and yard walls. The color and surface texture of these masonry units and mortar will normally vary to some extent.

Materials/Workmanship	Performance Standard	Standard Repair
Cracks in wall and/or mortar joints	Cracks up to 1/8" wide are normal due to expansion and contraction of the masonry materials.	Repair cracks in excess of 1/8" by surface pointing with mortar. Patch color shall reasonably match existing. Any such repairs should be postponed until the end of warranty to permit the home or walls to stabilize. Fieldstone is not responsible for damage due to homeowner neglect or changes, or other causes excluded under the Fieldstone Limited Warranty.

Voids in mortar joints	None are acceptable, except drainage holes.	All voids (except drainage holes) should be filled with mortar by pointing.
Variation in mortar joints	Horizontal and vertical mortar joints shall be uniform not to exceed 1/4" plus or minus the normal mortar joints.	Take corrective action as necessary. Color variation is normal and expected.
Wall out of plumb or level	Masonry walls need not be exactly vertical or level to be structurally sound. Tolerance should be within 1/2" of plumb for 8' vertical rise and no more than 3/4" of plumb in 16' vertical rise. Courses should be within 1/2" of level in 20' horizontally unless otherwise required to meet job conditions.	Make cosmetic modifications where nonstructural defects have been indicated.

MIRRORS

Materials/Workmanship	Performance Standard	Standard Repair
Scratches or defects on glass surfaces	No defects observable in daylight at a distance of six feet, except scratches ¼" or less in length in peripherals. Must be reported at Homebuyer Orientation or prior to Close of Escrow.	Replace mirror if it does not meet acceptable tolerance at time of Homebuyer Orientation or prior to Close of Escrow.
Discolored patches or dark spots on back of mirrors	Not acceptable within first year of ownership.	Replace mirror as needed in first year.

PAINTING

Materials/Workmanship	Performance Standard	Standard Repair
Surfaces visible through the paint application	None acceptable at time of Homebuyer Orientation. Fieldstone will not correct further instances after Homebuyer Orientation.	For instances identified at or before Homebuyer Orientation, Fieldstone will cause the surfaces to be refinished as necessary to correct this condition. Fieldstone will not correct further instances after repairs indicated at Homebuyer Orientation have been remedied.
Paint and stain runs and drips	Not acceptable if identified at time of Homebuyer Orientation. Fieldstone will not correct further instances after Homebuyer Orientation.	For instances identified at or before Homebuyer Orientation, Fieldstone will cause the surfaces to be refinished as necessary to correct this condition. Fieldstone will not correct further instances after repairs indicated at Homebuyer Orientation have been remedied.
Exterior paint or stain peels or deteriorates	Exterior paints or stains should not fail during the first year of ownership.	Properly prepare and refinish affected areas, matching color as closely as possible. Where deterioration affects the majority of a wall or area, the whole wall or area will be refinished.
Painting required as corollary repair because of other work	Reasonably match surrounding area.	Repaint as necessary. Fieldstone will not be responsible for matching custom paint installed by homeowner, or for exact color matches of existing and original paint, as colors and dye lots vary.
Deterioration of interior varnish or lacquer finishes	Natural finishes on interior woodwork should not deteriorate during the first year of ownership.	Correct deteriorating finishes outside standard one time (all locations) during the first year of occupancy, except where exposed to repeated water by homeowner. Fieldstone is not responsible for matching custom paint applied by homeowner.

Interior paint	Interior paint should be applied in a manner sufficient to visually cover wall and ceiling surfaces as designed. Drywall absorbs paint at different rates than at joints using tape and drywall "mud", so variations in color throughout a home are anticipated and acceptable. Defects must be identified at Homebuyer Orientation.	Retouch wall, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces. Paint deterioration caused by normal living conditions; i.e., repeated scrubbing or scouring is a maintenance item and the responsibility of the homeowner. These repairs will be made only if the conditions are identified during Homebuyer Orientation.

PLUMBING

Materials/Workmanship	Performance Standard	Standard Repair
Defective plumbing fixtures, trim fittings or hot water heater	None acceptable during the first year of occupancy. After that, the homeowner must contact the manufacturer.	Replace or repair, per manufacturer's warranty and guarantee, any fixture or fitting which is outside acceptable standards as defined by the manufacturer during the first year of occupancy. After that, the homeowner must contact the manufacturer.
Stopped up sewers, fixtures and drains	None acceptable. All drains and sewer lines should operate freely. However, the limited warranty against blockage of the plumbing fixtures or sewage lines is limited to the first 30 days of occupancy.	Fieldstone will take responsibility only for obstructions proven to be the result of construction debris. Fieldstone is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence or failure to keep foreign materials out of the system, or other causes excluded under the terms of the Fieldstone Limited Warranty.
Toilets do not flush properly	Not acceptable. However, the limited warranty against toilet blockage is limited to the first 30 days of occupancy.	Fieldstone will take responsibility only for obstructions proven to be the result of construction debris. Fieldstone is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence or failure to keep foreign materials out of the system, or other causes excluded under the Fieldstone Limited Warranty.
Leakage from any piping	No leaks should exist in any waste, vent or water pipe. Condensation on piping does not constitute leakage, and is not covered.	Unless leak is found to be caused after close of escrow, make appropriate repairs to eliminate leakage.
Leakage from fixtures	Fixtures should not drip. Shower head may drip for up to 30 minutes after use.	Repair or replace the leaking faucet or value, unless leakage is due to homeowner negligence or abuse, lack of maintenance, or any other cause excluded under the Fieldstone Limited Warranty. Leakage caused by worn washers is considered homeowner maintenance.
Low Pressure at fixtures or aerator is clogged	Low flow to a sink faucet or shower head is normally caused by debris or mineral build-up in the aerator filter	Homeowner obligation. Remove shower head or tip of faucet and replace aerator/filter.
Pipe noise	First year performance standard: Noise from the flow of water in the pipes and from pipe expansion and contraction due to temperature is inevitable. Excessive "water hammer" pounding is not acceptable.	No repair for flow or expansion and contraction related noise. Correct "water hammer" pounding during first year of occupancy.
Freezing pipes	Pipes should not freeze in properly-insulated and normally-heated houses (not less than 65° F in winter). Pipe freezing in extreme cold (outside temperature less than 0° F) is not warranted.	If freezing under stated conditions is due to insulation less than specified in original purchase agreement or a Construction Defect otherwise covered by the Fieldstone Limited Warranty. Fieldstone will correct the condition causing the freezing.
Tub and shower pan squeaks	First year performance standard: Minor squeaking, creaking, popping or cracking sounds when stepped on or near are normal. Excessive and consistent squeaking should not occur.	Fieldstone will make a reasonable attempt to correct excessive and consistent squeaking one time during the first year of occupancy.

Hot water takes long time to reach faucet	Depending on distance to water heater, hot water may take a minute or more to reach all areas of home, especially in winter.	No action will be taken by builder.

RAIN GUTTERS AND DOWNSPOUTS

Materials/Workmanship	Performance Standard	Standard Repair
Ice forming in, above and under rain gutter	Normal in winter.	None. Condition normal in winter, especially on the north side of the house. Homeowner advised to add heat tape as needed.
Gutters overflow	Gutters may overflow during periods of heavy rain, or when filled with ice, snow, or debris. Overflow should not be confused with actual gutter leaks. Ice in the gutter will also cause it to overflow and leak at the seams.	None if properly installed. Homeowner is responsible for clearing gutters, using heat tape or other warming methods to reduce or eliminate ice blockage. Fieldstone is not responsible for ground settling or other damages resulting from homeowner not providing proper drainage from downspouts to move water away from base of foundation.
Gutters leak	First year performance standard: Water should not leak through the gutter or gutter seams under normal circumstances (no coverage for leaks resulting from ice/snow or debris buildup causing leaks behind gutter (between gutter and fascia board).	Leaks through gutters or gutter seams should be sealed as needed, during first year of occupancy. Leaks behind gutter due to snow and ice or debris are not warranted.

RESILIENT FLOORING (VINYL, LAMINATE, HARDWOOD, ETC.)

See also Ceramic Tile section.

Resilient floor coverings include laminates, hardwoods, vinyl, tile and other hard flooring surfaces. These floor coverings are typically covered by manufacturers' warranties. Review all manufacturers' warranties and literature to maintain manufacturers' warranties. Fieldstone will not be responsible for and will not repair or correct any appearance or cosmetic imperfection in floor coverings that is not specifically noted during the Homebuyer Orientation by the homebuyer. Further, Fieldstone will not be responsible for problems caused by homeowner neglect, abuse, or other causes excluded under the terms of the Fieldstone Limited warranty. Use of unapproved cleaning products or those containing surfactants will void your warranty.

Materials/Workmanship	Performance Standard	Standard Repair
Nail pops appear on the surface of resilient flooring	None acceptable during the first year of occupancy.	Repair or replace resilient flooring in the affected area once during the first year of occupancy.
Seams show	Readily apparent seams should not exceed 1/8" in height. Repairs to seams in excess of this standard will be made once during the first year of occupancy	Repair excessive seams once during the first year of occupancy.
Ridges appear in the resilient flooring due to subfloor irregularities	Readily apparent ridges should not exceed 1/8" in height. Repairs to ridges in excess of this standard will be made once during the first year of occupancy.	Repair excessive ridges once during the first year of occupancy.
Resilient flooring loses adhesion	Resilient flooring should not lift, bubble, or become unglued at joints during the first year of occupancy.	Correct resilient flooring as required to meet standard during the first year of occupancy.

Shrinkage gaps show at resilient flooring joints	Gaps should not exceed 1/16" in width in resilient flooring. Where dissimilar materials abut, a gap not to exceed 1/16" is permissible. Items must be noted during Homebuyer Orientation.	Repair to meet standard where item is identified at Homebuyer Orientation. Fieldstone is not responsible if item is not identified at Homebuyer Orientation. Homeowner is responsible to maintain caulking at floor, tile, tub and toilet joints, and to protect against water intrusion at such locations.
Dye lot varies	Different dye lots should not be used within the same room, but may be used in non-adjoining areas or in adjoining areas if they junction at a doorway or stairs or different floor levels.	Different dye lots in the same room will be replaced or made uniform. Defects in excess of standard must be brought to Fieldstone's attention at the Homebuyer Orientation.

ROOFS

Ice build-up during extended periods of cold and snow, resulting in roof drainage issues or "ice damming," which in turn may result in water leakage into your home, is not covered by the Fieldstone Limited Warranty. Your homeowner's insurance may provide coverage for such damages.

Fieldstone is not responsible for leaks caused by alterations, tie-ins or penetrations caused by homeowner or others after completion of the roof, lack of maintenance, or other causes excluded under the Fieldstone Limited Warranty.

Materials/Workmanship	Performance Standard	Standard Repair
Roof or flashing leaks	Roofs should not leak under normally anticipated weather conditions.	Correct any verified roof leaks and all damage due to or caused by roof leaks unless caused by excessive wind, severe weather, ice buildup, or other causes excluded under the Fieldstone Limited Warranty. Roof repairs are only made when the roof is dry.
Loose or falling shingles	None acceptable. However, some flashing will be visible.	Remove and correct affected area. Shingles should be securely attached to roof by approved method either per manufacturers' specifications or locally-accepted industry standards and practices.
Ridge-hip and rake shingle loose or missing	None acceptable.	Attach shingles securely unless these conditions are caused by excessive winds or other causes excluded under the Fieldstone Limited Warranty.
Broken shingles	Broken and cracked shingles are not acceptable.	Replace affected shingles. Fieldstone will not be held responsible if damage was caused by homeowner or other causes excluded under the Fieldstone Limited Warranty. Damage must be reported within the first 30 days of closing.
Irregular, uneven or bowed roofing	Under normal weather and humidity conditions, ridge beams should not deflect more than 1" in 8', roof sheathing should not bow more than ½" in 2', and valleys should be reasonably straight and even.	Make repairs as necessary to meet standards.
Inadequate underlayment	Per manufacturer's recommendations.	Make appropriate repairs to insure proper underlayment.
Too much exposure (asphalt or fiberglass composition roofs)	Tab should typically cover the top of water course on shingle in downhill course.	Remove and replace affected roofing to the manufacturer's specifications and/or locally accepted industry standards and practices.
Uneven, irregular or crooked lines (asphalt or fiberglass composition roofs)	Lines should be reasonably straight, and courses should have even widths.	Make appropriate repair or replace. Lines should be reasonably straight and courses even width.
Fish mouth and/or curling (asphalt or fiberglass composition roofs)	May be repaired unless condition is widespread.	Make corrections as necessary within first year. Manufacturer's warranty may apply.
Improper nailing	Nailing should be per schedule per either manufacturer's specifications or locally-accepted industry standards and practices.	Nail as necessary to correct the problem.

Crooked or unsightly ridges, hips or valleys	Should be installed reasonably straight.	Make appropriate repairs to meet standard.
Flashing and jacks improperly installed	Install per either manufacturer's recommendations or locally-accepted industry standards and practices.	Make appropriate repairs to meet standard.
Nails show at bottom edge of shingles	Nail heads should not show.	Tar over nail heads and/or renail shingle as needed.

SIDING

Materials/Workmanship	Performance Standard	Standard Repair
Siding bulging	First year performance standard: Siding should be straight and flat to within 1" in 10' under normal weather/ humidity conditions and be securely nailed.	Determine cause and correct to meet standard by method indicated per locally accepted industry standards and practices, during first year of occupancy.
Gaps at joints or ends	First year performance standard: Gaps provide for expansion and contraction due to weather. End gaps greater than 3/8" under normal weather/ humidity conditions are not acceptable.	Caulk and paint affected area to reasonably match, during first year of occupancy.
Siding delaminating	None acceptable.	Replace affected areas to meet standard. May be manufacturer warranty responsibility.
Improper or inadequate nailing of siding	Siding should be nailed according to either manufacturer's specifications or locally accepted industry standards and practices.	Re-nail to meet standard with appropriate nailing schedule.
Nails overdriven into siding or rusting onto siding	First year performance standard: Nails should not penetrate more than 1/8" into siding. Rust should not extend more than ½" from nail.	During first year of occupancy, caulk nail cavities and repaint to reasonably match color. Remove stains and repaint to reasonably match color.

SOILS

The soils beneath your home are not immovable or "static." They expand, contract, rise, fall and move in response to influences of water and outside forces such as gravity and earthquakes. Soils disturbed during construction typically re-settle into a more compact form, particularly after the homeowner begins adding water for landscaping. Consequences of such normal soil movement will be seen over time. Given that fact, your home has been designed and built to handle reasonably expected soil movement, within various tolerances. Allowable tolerances for manifestations of such normal soil movement are addressed in other Construction Standards (stucco, framing, grading, etc.). See also Excavation and Backfill section.

Materials/Workmanship	Performance Standard	Standard Repair
Soil movement and settling, such as resulting from expansive soils, low density soils, differential settling, backfill settling, lateral fill extension and/or "slope creep."	Soils to be prepared and graded per soils engineer's recommendations in approved soils report. Foundations to be constructed per soils engineer's recommendations. Fieldstone installed concrete flatwork, fencing, walls, foundations and other improvements may move or crack within planned expansion joints or tolerances as permitted under other Construction Standards.	Homeowner is responsible for maintaining drainage and other conditions as specified in the Maintenance section of this manual and under other accepted maintenance practices, so as to control introduction of water into expansive soils. Any Association responsible for such conditions is likewise responsible, and homeowner should assure that any such Association performs its responsibilities relative to the homeowner's property. Improvements made by homeowner (room additions, patios, pools, hardscaping, walls, etc.) should be designed by an appropriate engineer or other professional to withstand foreseeable soil movement, particularly expansive soils. Fieldstone is not responsible for any damage to homeowner installed improvements. Fieldstone is not responsible for ground settling or other damages resulting from homeowner not providing proper drainage from downspouts to move water away from base of foundation.

Soil movement impacting concrete basements and basement floors (non-structural floors)	Water added by landscaping or drainage to backfills adjacent to basements may activate expansive or low-density soils and cause subsidence, shifting or movement of soil, and/or heaving and cracking of concrete and related improvements. Builder-installed drainage and irrigation systems will be installed in compliance with applicable engineer recommendations and other construction standards listed in this manual.	Builder-installed drainage systems will be installed to meet applicable construction standards; individual parts of builder-installed irrigation systems are a manufacturers' warranty item,

STAIRS AND HANDRAILINGS

Materials/Workmanship	Performance Standard	Standard Repair
Spindles and handrails loose	First year performance standard: Should be properly attached to structural members per design criteria.	Repair to standard, during first year of occupancy.
Stair tread flexes or squeaks	First year performance standard: Some movement and noise are inevitable with wood-framed stairs.	No action required.
Color differential	Color differences are normal due to the variable nature of wood surfaces, but not where caused by obvious drips, runs, or use of conflicting stains or paint colors. Conditions not meeting standard must be noted at Homebuyer Orientation.	Correct if caused by obvious drips, runs, or use of conflicting stains or paint colors noted at or before Homebuyer Orientation.

STUCCO

The texture and color of stucco cannot be guaranteed to be consistent over the exterior of a house, and particularly in repaired areas, due to the nature of the materials involved and the application methods.

Materials/Workmanship	Performance Standard	Standard Repair
Cracks in stucco	Hairline cracks are expected and acceptable. Cracks exceeding 1/8" wide are unacceptable and should be repaired.	Repair cracks in excess of 1/8" wide, reasonably matching color and texture.
Stucco chipping around window and door frames and weep screed	Some chipping in these areas is normal.	None if less than ½" square. Repair abnormal chipping, reasonably matching color and texture.
Applied stucco is too thin and wire lath is visible	None acceptable. Must be noted at or before Homebuyer Orientation.	Make appropriate repairs and patches, reasonably matching color and texture.
There are voids in the stucco at beams or columns	None acceptable. Must be noted at or before Homebuyer Orientation.	Repair so that all surfaces are covered, reasonably matching color and texture.
Wavy walls	Should not exceed ¼" in 48" span. Must be noted at or before Homebuyer Orientation.	If "wave" exceeds standard, make appropriate repairs and patches as necessary, reasonably matching color and texture.
Rust on walls or decorative pop-outs	Some rust is normal and expected because of elements (e.g. iron) naturally found in the sand used in the stucco process. Spots of rust originating behind the color coat that are larger than 1" are not normal.	Rust spots larger than standard should be repaired by patching as needed while reasonably matching color and texture. Surface rust is the responsibility of the homeowner to clean off.

UNDER PORCH STORAGE

Materials/Workmanship	Performance Standard	Standard Repair
Under porch storage area is hot in summer (or cold in winter).	Seasonal temperature fluctuation is normal and expected. Especially in summer, a porch that receives direct sunlight will get very hot. The heated concrete will cause the under porch storage to get very warm in summer.	No action will be taken for heat or cold variations in the under porch storage**.**
Water flows into the under porch storage area from outside.	Water may seep into under porch storage from above.	No action will be taken for water that seeps into the under porch storage for rain or other weather related conditions, power washing, running a hose, misdirected sprinklers, and/or potted plants, etc. on the porch. For more information, see Maintenance section.
Water condenses on the ceiling and walls of the under porch storage area.	Condensation of water vapor in the air is a natural reaction to temperature and/or moisture vitiations on two sides of an object. Like a glass of cool water in the summer, or your interior windows in winter, your under porch storage may have water condense on the underside if the correct temperature and moisture conditions are in place.	No action will be taken for water condensation on the inside of the under porch storage lid or walls. Leaving the door open and running a small fan may help. Reducing moisture content in home will also help.

WEATHERPROOFING

Materials/Workmanship	Performance Standard	Standard Repair
Leaks in stucco, foundation, or masonry walls	No leaks resulting in actual trickling of water are acceptable. However, leaks caused by improper landscaping installed by owner, running a hose on the porch or spraying water on the foundation, or failure of homeowner to maintain proper grades are not Fieldstone's responsibility.	Take such action as necessary to correct basement or masonry wall leaks except where the cause is determined to be caused by the homeowner, or as a result of owner negligence, Acts of God or other causes excluded under the Fieldstone Limited Warranty.

WEATHERSTRIPPING AND SEALS

See also Doors section and Windows and Glass Doors section.

Materials/Workmanship	Performance Standard	Standard Repair
Air or water infiltration around doors and windows	Some infiltration of moisture, air, water and dust is normally noticeable around doors and windows, especially during high winds and excessive rain. Excessive infiltration resulting from open cracks, poorly fitted doors and windows, or inadequate weatherstripping is not permissible.	Correct open cracks, poorly fitted doors or windows, or poorly fitted weatherstripping. Adjust or replace the weatherstripping or threshold only and adjust one time during the first year of occupancy.

WINDOWS AND GLASS DOORS

See also Weatherstripping and Seals section.

Materials/Workmanship	Performance Standard	Standard Repair
Scratches on glass surfaces	No defects observable in daylight at a distance of six feet, except scratches ¼" or less in length in peripherals. Must be reported at Homebuyer Orientation or prior to Close of Escrow.	Replace scratched glass reported at Homebuyer Orientation.
Malfunction of windows and sliding glass doors	First year performance standard: Windows and sliding glass doors should operate with reasonable ease.	Correct as necessary, during first year of occupancy.

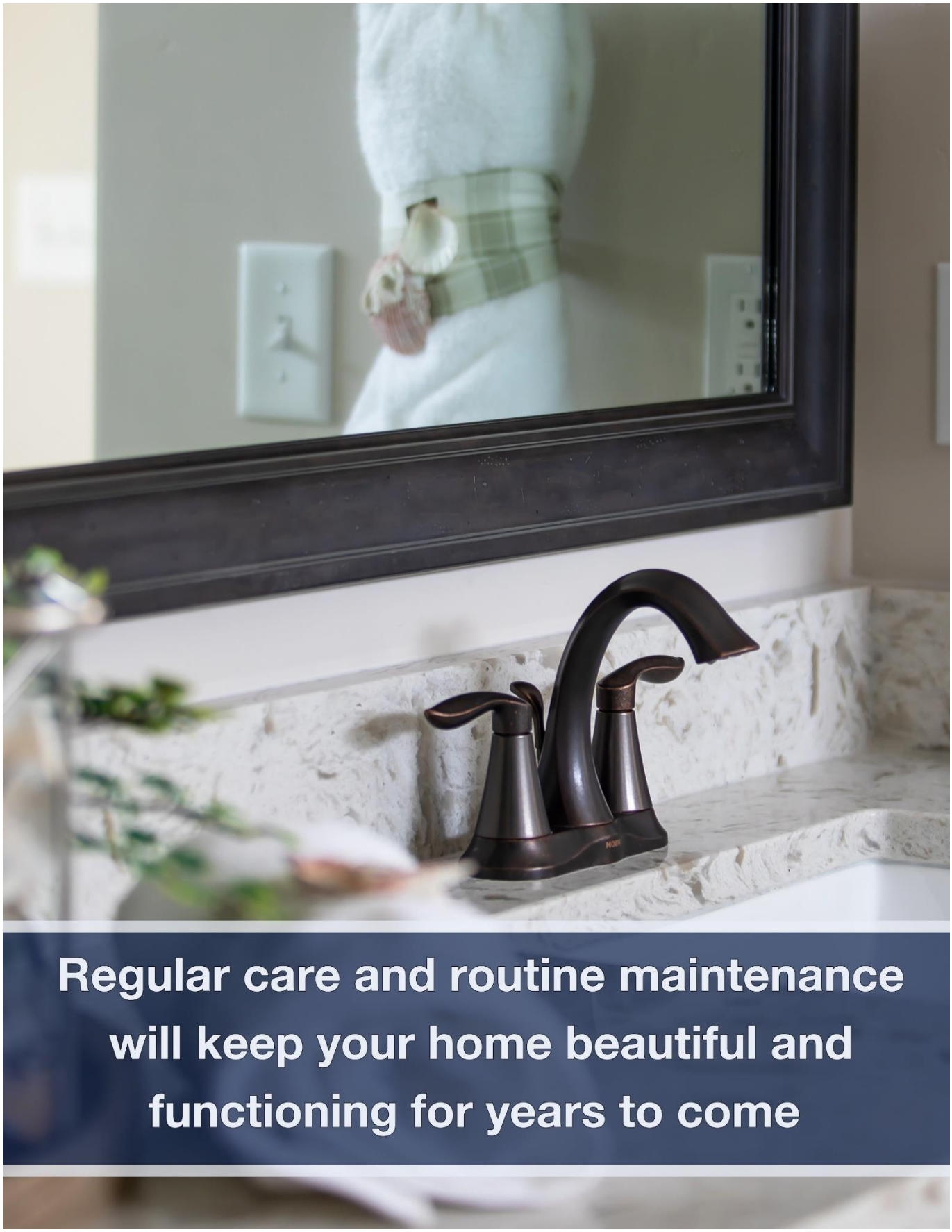
Water penetration or water in the window tracks	Water penetration caused by sprinklers, water hose, or wind-driven rain, is not Fieldstone's responsibility. Windows normally provide some airflow and are not typically sealed to 100%, therefore in certain extreme conditions leaks may occur. This is anticipated and expected. Windows must perform according to either applicable AAMA specifications or locally accepted industry standards and practices.	Repair or replace window if penetration is in excess of standard and not caused by sprinklers, water hoses, or wind-driven rain. Homeowner is responsible to keep weep holes and tracks clean and clear, as well as for minor or major leaking that is a direct result of high winds during rain. Fieldstone will not correct leakage problems where a high wind and rain combination is the cause of such leaks.
Air infiltration	Some infiltration is inevitable, especially during high winds.	Adjust weatherstripping if helpful.
Cracked or broken glass	None acceptable at time of Homebuyer Orientation or prior to Close of Escrow.	Replace cracked or broken glass reported at Homebuyer Orientation or prior to Close of Escrow.
Dual glazed windows have moisture between panes	None acceptable. Manufacturer Warranty Item.	Submit to manufacturer under manufacturer's warranty for repair of ruptured seals per manufacturer's specifications or replace panel, as necessary. However, the application or presence of window tinting to the affected window voids the warranty as to the affected window.
Screens and screen doors	Screens should be free of holes in the netting at the Homebuyer Orientation. Screens should fit so that no direct sunlight can be seen through gaps at the edges around the screen frame. Sliding screen door should slide evenly and smoothly at the time of the Homebuyer Orientation. Some movement or rattling of the screens is normal during windy conditions.	No warranty is provided for the screens or screen doors, including the latches. Problems with the screen and screen door and latch will only be addressed if reported at or prior to the Homebuyer Orientation. Lost, stolen or damaged screens reported after the Homebuyer Orientation will not be replaced.

WOOD TRIM

This section applies to interior trim. See Siding section as well as the Stairs and Handrailings section.

Materials/Workmanship	Performance Standard	Standard Repair
Quality of interior trim workmanship	Gaps between floor and bottom of the trim are anticipated and acceptable due to varying weather conditions from season to season, as well as gaps caused by other varied conditions. Gaps between boards that exceed 1/8" are not acceptable. Must be noted at or before Homebuyer Orientation.	Fieldstone will caulk or otherwise repair defective joints with gaps exceeding 1/8" if identified at Homebuyer Orientation.
Excessive hammer marks on dinged, dented or split trim materials	None acceptable if visible from six feet under normal light. Defects must be identified at Homebuyer Orientation.	If identified at Homebuyer Orientation, painted trim materials should be properly filled and repainted; natural or stained materials should be replaced or refinished, where required.
Pocket door rubs against frames or casing	Pocket doors should not be warped more than 1/8" at the time of Homebuyer Orientation. Pocket doors sometimes warp over time, which is beyond Fieldstone's control and warranty. Moreover, they are particularly susceptible to abuse.	Adjust or replace as needed if reported at Homebuyer Orientation.
Exposed finish nails	Nails used in casings, baseboards and cabinets must be properly set. Defects must be identified at Homebuyer Orientation. However, marks made from putty and spackle used to cover nail holes are normal and anticipated; Fieldstone will not correct such visible putty or spackle marks.	Where identified at Homebuyer Orientation, sink nails which are at or above the surface of the finish material. The hole should be filled with putty or caulk and finished as appropriate per standard.
Nailing on rough and smooth materials	Nails or staples should be driven flush or countersunk. Holes should not be filled on rough sawn wood materials. However, on interior smooth surfaced material they shall be countersunk and filled if reported at Homebuyer Orientation.	Repair to meet standard if noted at or before Homebuyer Orientation.
Puckering or bulging at nail heads	Some material expansion at nail heads is normal and	None.

expected.


Regular care and routine maintenance will keep your home beautiful and functioning for years to come

Fall and Winter Maintenance Tips

1. Remove hoses from hose bibs; freezing can cause the line to break and leak.

2. Shovel driveway after each snowstorm.

3. Do not use salt or ice melt products on your concrete.

4. Turn off water to sprinkler system, open sprinkler valves and blow out all water lines.

5. Remove the backflow preventer valve from the sprinkler system and store inside for the winter.

6. Clear rain gutters, downspouts and downspout exit drains of any accumulated grass, roots, dirt, or debris. Gutters on the north side of the house, or in areas that do not get much direct sunlight, may require heat tape to prevent ice damming.

7. To avoid frozen pipes, always keep your home above 65°.

8. If you leave your home for an extended period, turn the main water valve off and leave your thermostat at 65°.

Homeowner Maintenance Obligations

Your home has been built with natural and modern manufactured materials. It will require regular preventive maintenance by you to preserve its beauty and value. An understanding of how to care for each feature in your home will help prevent costly repairs and replacements.

The features and systems in your home require routine maintenance. Refer to this maintenance section often and as necessary, please consult a professional for advice on your maintenance requirements. Fieldstone is not responsible for damage, deterioration, or destruction of items due to improper or inadequate maintenance by the homeowner.

Preventive maintenance on your home should begin when you move in. Read the following sections of this manual to become familiar with the procedures for maintenance. The sections provide an overview of the features and materials in your home. You may also receive various brochures and other materials regarding home maintenance information and obligations, during your Home Warranty Orientation inspection and at other times prior to Close of Escrow. Please study these maintenance directions carefully to become familiar with the routine maintenance that your home requires.

The care and maintenance information and obligations set forth in this section and elsewhere in this manual are not exclusive. Various products and materials incorporated into your home have maintenance guidelines published by their manufacturers, which have been provided to you. In addition, your home could have features or items that are not listed in this manual. If you have questions, please contact Fieldstone's Warranty Service Department.

The following pages have important facts about your home, the materials that were used in construction, and other details that will enhance your knowledge of the home. This information is provided for your convenience and is not intended to supersede or replace the information that was included in your purchase documents. Some of the following items may not apply to your home.

EFFECTS OF WEATHER AND TEMPERATURE

Natural building materials such as wood and concrete are subjected to constant expansion and contraction from day to day. Temperature variations, which can be extreme in this area, can result in warping of wood materials and cracking of drywall, stucco, concrete, and mortar. These effects are particularly obvious in the first two years after a home has been built and may also continue thereafter.

You can minimize these effects by maintaining a constant temperature in your home during the first two years. This allows the wood to dry at an even rate and may eliminate larger settling cracks. Minor cracks and minor displacement of wood are a normal part of the aging process of your home and do not affect its structural integrity.

PRECAUTIONS AND OBSERVATIONS DURING SEVERE WEATHER

Freezing weather can cause numerous problems in a home. Freezing ground can raise and crack concrete and hardscape improvements, which will move again after the ground thaws. You should take care to properly "winterize" your home's exterior and garage areas, including water lines, irrigation lines, etc.

The effects of weather can be controlled by reasonable precautions and observations during periods of severe weather. We offer these suggestions:

- Close and latch windows and doors when rain or wind is predicted. This will prevent damage from water, which might enter through open doors and windows.
- During rainy periods, observe the windowsills and the areas around doors and windows for signs of water entry. Wind driven rain can force water through otherwise tightly sealed windows and doors. It is the homeowner's responsibility to locate these leaks and prevent damage to furniture, walls, and personal property.
- During rainy periods reduce or eliminate irrigation. The combination of normal watering and heavy rainfall can saturate the soil and result in flooding in your yard and damage to your property and to neighboring properties.
- If changes are made in landscaping or if you install structures in your yard, be sure that the engineered flow of water in the yard is preserved. Blocking drainage swales or removing berms can change the flow of water to the extent that severe damage can result.
- If you install patio covers, consult a professional for the proper methods of affixing the covers to your home. Improperly installed, patio cover hardware can cause leaks, which could result in severe damage to your home and its contents.
- For more information, see the Grading and Landscaping sections of this manual.

Settling

All homes settle to some degree. Some settling in lumber and framing is normal and should be expected.
If the finish trim shows slight joint separation, fill the cracks with wood filler. If nails work out of position, reset them with a hammer and nailset and fill the holes with wood filler or spackle. Normal settling, expansion, and contraction also may cause small interior wall cracks around doorways, archways and at wallboard joints as well as some cracking of exterior stucco (particularly at stress points such as window or door corners.).
It is best to wait until at least the end of your first year of occupancy, until most of the settling and shrinkage is complete before repainting minor cracks.

HOMEOWNERS ASSOCIATION

Many new communities and neighborhoods have Homeowners Associations. These associations are responsible for maintaining common areas and managing the standards of the community.

Before you perform any maintenance such as repainting, installing a fence, or replacing exterior items, please consult your Homeowners Association to assure that the work you do meets the regulations and guidelines that have been established for your neighborhood. Be especially careful when you want to repaint with a different color, erect new structures or fences, add to or change your landscaping, or when you install window coverings that are visible from outside the home.

If you have a Homeowners Association, you will have received documents that detail the restrictions and rules that apply to your home. Usually, Homeowners Associations have three important documents that are used in guiding the Association through its responsibilities. These documents are the Bylaws of the Association, the Homeowners Association Rules and Regulations and the CC&R's (Covenants, Conditions, and Restrictions). Please refer to these Homeowners Association documents for more information. In most cases, you must receive architectural approval from the Homeowners Association before you begin any improvement to your lot.

The Homeowners Association Rules and Regulations are initially established by the developer and turned over to the Board of Directors of the Association. The Board of Directors can add to or amend the Rules and Regulations through a process that is described in the Bylaws and CC&R's. Make certain that you are familiar with your Homeowners Association Rules and Regulations. We suggest that you attend the regular meetings and take part in your Homeowners Association.

Review your Homeowners Association Rules and Regulations and your CC&R's before you begin any improvements to your lot. Give particular attention to the sections on appearance, fencing, landscaping, planting, and additions to your property and to your home. Generally, no homeowner may build, construct, or plant any improvements on his property, including landscaping, until he has submitted plans and specifications and obtained approval from the Association's Architectural Committee. The Committee may collect a fee to review the plans and may require a cash deposit or bonds to be posted to assure proper completion and clean-up in conformance with the provisions of the Declaration. If applicable, the Homeowners Association is responsible for the maintenance of certain areas and for the budgets for such maintenance.

If you have any questions, requests, or concerns regarding these matters, please contact your Association's property management company.

SPECIFIC HOMEOWNER MAINTENANCE REQUIREMENTS

AIR CONDITIONING

See the "Heating and Air Conditioning" section, below.

APPLIANCES

Appliances are warranted by their manufacturers, in accordance with the terms and conditions of the written warranties supplied by the manufacturers. These manufacturers' warranties, as well as any maintenance and preventative maintenance procedures provided by these manufacturers, have been provided to you in conjunction with the purchase of your home, and should be read and preserved for reference. Additional information about appliance operating can be found in the "Electrical" and "Plumbing" sections of this manual.

a. Mail warranty registration cards directly to the manufacturer.
b. If a problem arises with an appliance, call the Warranty Service number listed in the manufacturer's warranty. When reporting warranty items to the appliance manufacturer, be prepared to supply:
    1. the date of purchase (close of escrow);
    2. the serial and model numbers (found on a sticker, normally inside the door of the appliance);
    3. a description of the problem.
c. Black "glass" panels on appliances are usually plastic and should be cleaned with mild detergent and water. Abrasive cleansers will damage the finish.
d. Dishwasher.
    1. Effective use of the dishwasher depends on proper loading, correct water temperature, and chemical content of the water.
    2. Experiment with several different dishwasher detergents to find the one that works best. Use each brand for a week to allow it to condition your dishes.
    3. Experiment with varying amounts of detergent to determine its effectiveness with the water in your area. If you find that your dishes still are not being cleaned properly, check the manufacturer's manual.
    4. Before operating the dishwasher, be certain the garbage disposal is empty since the dishwasher drains into the disposal. Failure to do so may plug up the dishwasher drain.
e. Garbage Disposal. See Garbage Disposal section below.
f. Washing Machine.
    1. A fiberglass pan under the clothes washer is highly recommended for capturing small leaks from the washing machine.
    2. If you have a drain in the laundry room a fiberglass pan under the washer is absolutely necessary for capturing small leaks from the washing machine. A hole will need to be cut into the pan and properly sealed right at the floor drain.
g. Water Heater. See "Plumbing" section of this manual, below.

ATTIC ACCESS

The attic space is not engineered for storage loads. Access is provided for purposes of maintaining mechanical equipment that may be in the attic space. When performing any needed tasks in the attic, caution should be used not to step off wood members onto the drywall. This will result in damage to the ceiling below and could cause severe personal injury.

BALCONIES AND DECKS

Your home may feature balconies and decks. Do not install heavy equipment or nail anything to the balcony or deck. The hole caused by the installation could allow water to enter your home and cause damage.

The flat surface of your deck will require periodic application of a sealant to prevent water penetration and to maintain its durability. A paint supplier, home center, or hardware store can recommend a sealant.

If your balcony or deck has roof drains, they should be kept free of debris. This allows proper water flow from the balcony or deck. After rain, water may stand in small puddles for a short time before evaporating. This is to be expected of any flat surface and is normal.

If you place plants on your balcony, make certain that drainage from the plants does not accumulate on the floor of the balcony. Water can be trapped under potted plants and trays on your balcony or deck, which can deteriorate the balcony or deck surface.

Exposed deck posts may crack as they dry and harden. This is not an indication of failure, but a natural reaction to the drying process.

Consult your Homeowners Association and a licensed contractor, before you consider making any structural or cosmetic changes to your balcony or deck.

BASEMENTS (SEE ALSO CONCRETE, FOUNDATION DRAINS, LANDSCAPING AND DRAINAGE, MOLD, SUMP PUMPS)

If your home includes a basement, your basement foundation walls are generally treated on their exterior surfaces with materials designed to minimize dampness on the interior basement walls. However, during periods of excessive moisture, some dampness may nonetheless occur. Careful maintenance of exterior drainage and of the foundation drain/sump pump systems will also help minimize dampness. Regular and close observation of dampness conditions is important to help avoid water-related problems such as mold and/or incidental and consequential damages to personal property.

Additional sealers for interior walls are available from professional painters or waterproofing contractors and may be carried by hardware stores. Homeowners should carefully review the manufacturer product information and use/installation instructions before using such products to confirm they are compatible with the building materials used in the home and with the homeowner's use of the basement.

BATHS

TILE: See "Ceramic Tile" in the COUNTERTOPS AND BACKSPLASHES section of this manual, below.

FIXTURES AND OTHER BATH HARDWARE: Your plumbing fixtures, towel bars and other bath hardware are designed to stay new looking with minimum effort. Do not use abrasive cleaners. Clean with a soft, damp cloth followed by a brisk polishing with a clean, dry cloth.

TUBS, SHOWERS AND SURROUNDS/ENCLOSURES: Given proper care, the smooth surface of a fiberglass tub or shower will remain beautiful and easy to clean. As with any highly polished surface, regular care and no abrasives are the main rules to follow. Normal cleaning should be done with any liquid cleaner, detergent, or foaming cleanser. Alcohol used as a cleaning agent may cause discoloration. Stubborn stains can be removed with various appropriate household cleaning agents used with a nylon-scouring pad. Never use metal scrapers or similar tools.

PORCELAIN: The delicate beauty and gloss of porcelain bathtubs and sinks are easily maintained by observing a basic rule: never use abrasive cleaners. Liquid dishwashing detergent on a moist cloth is preferred. For heavier stains or small scratches, baking soda and liquid dishwashing detergent can be used together as a mild scrubbing agent. Although porcelain is durable, be careful not to drop heavy articles on it that can cause chipping. Never wax the bottom surface of a tub because it makes it slippery. Should scratching or chipping occur, contact a porcelain repair company.

CULTURED MARBLE OR STONE: Harsh abrasives should be avoided. Soap and water or common cleaning solvents will eliminate most stubborn stains. Liquid waxes will maintain a higher luster, but avoid paste waxes that may cause yellowing or staining. Never wax the bottom surface of a tub because it makes it slippery. Just as with natural stone, be careful not to drop heavy or sharp objects on cultured marble to avoid scratching or chipping. If soap scum and hard water spots have collected, you can use a plastic ice scraper made for your car windshield to scrape the walls of your tub surround/shower. You can also mix equal amounts of water and white vinegar, to take off water spots. Should scratching or chipping occur, contact a cultured marble repair business.

SAFETY TIPS: It is possible for small children to be accidentally locked into the bathroom. Keep the door key nearby, in a safe open place outside the bath. If you lose it, a small screwdriver, or similar tool can be used.

CABINETS

Your cabinets are made of finished hardwoods or laminated vinyl materials. To maintain the beauty and utility of your cabinets, proper care is required. Remove water and food splashes and splatters promptly to avoid permanent stains. The beauty of the wood can be preserved by polishing with a furniture polish. Laminated cabinets require little care but can be protected with a light coating of suitable wax. Do not wash laminated cabinets with water or water-based cleaners.

As with anything made from wood, you should expect your cabinets to have variation in color and grain. Each piece of wood will take stain differently, giving the cabinets a varied appearance. This is normal and is part of the beauty of wood. All hardwood is also sensitive to light and the color will naturally deepen or fade as it ages.

Wood is subject to drying and can shrink or warp. This could cause drawers to stick and prevent doors from closing properly. If you notice sticking drawers and cabinet doors that do not close properly during the Fieldstone Limited Warranty Period, please notify Fieldstone's Warranty Service Department via the Homeowner Portal. After that, maintenance of cabinet drawers and doors is the responsibility of the homeowner. Minor scratches can be covered with a putty stick that matches the finish of your cabinets. Putty sticks can be purchased at paint or hardware stores. Do not use abrasives on the finish of your cabinets. Direct sunlight can cause fading of the original color. Consider using window coverings to prevent direct sun on cabinets.

CAULKING

Over time, and particularly during dry weather, caulking will dry, crack, and shrink. This is normal and expected and will be especially noticeable during the first year. When this happens, it no longer provides a good seal against moisture. As part of your routine maintenance, you should inspect the caulking around your windows, doors, sinks, showers, tubs countertops, and ceramic tile, and should make any necessary repairs to the caulking every six (6) months or as needed. Caulking guns and caulking compounds are available in a variety of colors at hardware stores and home centers.

Please keep in mind that it may not be possible to match the previous color. Variances in color are normal and are to be expected.

CEILINGS

The ceilings in your home require occasional cleaning and periodic painting. Remove dust or cobwebs as part of your routine cleaning. When needed and as a part of your regular maintenance, you may want to repaint your ceiling.

If your ceiling consists of luminous light fixtures, do not use cleaning solvents or other strong chemicals on the plastic panels. We recommend that you wash the panels in a mild solution of dishwashing liquid and water. Towel dry to remove any soap residue and water spotting.

CONCRETE

Your interior and exterior concrete requires care. It should be kept free of accumulated dirt, snow, ice, and debris. **Salt and ice melt products should never be used on exterior concrete.** Oil, grease stains, and standing water should be removed. Concrete cleaners are available at home centers and hardware stores.

Due to the extremes of weather, temperature, and moisture, and to the nature of concrete, masonry, and stucco, it is normal for concrete to shrink and expand. This will result in normal cracks which are characteristic of concrete and which do not affect the strength, performance, or purpose of the concrete, masonry, or stucco. Fieldstone makes no representations or warranties that the concrete in or adjacent to your home will be free from shrinkage or other cracking.

More information can be found in the brochure, Concrete Care & Maintenance, found on the warranty page of our website.

Exterior Concrete Flatwork

The driveways and walkways at your home are designed for residential use. You should never allow any vehicle heavier than a conventional automobile or pickup truck to use your driveway. This would include, moving vans, lumber, concrete, storage containers, landscaping and pool trucks, etc.

Remove plant growth from the expansion joints when it appears. Left to grow, the roots of small plants expand and can crack or otherwise damage your concrete. If this happens, obtain patching cement or caulking froma hardware store or home center and follow the application directions on the package. Patches in concrete will vary in color from the original material. This is normal and cannot be avoided.

Topsoil, fertilizer, and other chemical treatments for lawn care can discolor concrete and should be swept off immediately.

Do not run water, or allow puddles to occur, near concrete foundations, fences, walls, walks, and/or driveways. Water can cause soil to settle. Fill low spots in grade near foundation, or under concrete slabs, immediately. Reactions to chemicals such as sulfates can cause concrete to fracture or deteriorate.

Flatwork Slabs

By maintaining good drainage away from your home, you are protecting your home's foundation and the slabs. Maintenance of drainage away from all concrete slabs will minimize cracking, settling, and other forms of movement. Cracks in slabs should be sealed with a waterproof concrete caulk to prevent moisture from penetrating to the soil beneath.

Crawlspaces

Suspended concrete floors and crawlspaces create unique maintenance obligations, and increased maintenance responsibilities. Suspended concrete floors and crawlspaces require periodic inspections and replacement of devices designed to extract moisture, additional energy, and utility costs, floor treatments and related expenses. Mold may develop more easily and/or extensively with respect to suspended concrete floor and crawlspace areas. Homeowners with structural floors and crawlspaces must diligently comply with the mold prevention obligations stated elsewhere in this manual.

Post-Tension Slab

The concrete slab in your home may be designed with post-tension cable devices to add strength. The cables are under very high tension and must not be cut or broken. **Do not drill or cut your slab in any way.** This could result in severe damage to your slab and to you! Contact the Warranty Service Department to determine if your home has a post-tension slab or if you have any questions regarding post-tension devices.

CONDENSATION

Because many gallons of water were used in the concrete, paint, etc., condensation is normal in a new home, both during and after construction. This water causes higher than normal humidity until the drying process is complete. Condensation can also be caused by respiration, pets, cooking, plants, bathing, humidifiers,

etc. When condensation appears on a cool pipe or on glass surfaces, it may give the false impression that you have leaks.

Excessive condensation or sweating on cool surfaces can be limited by making sure all vents including attic louvers and in crawlspaces are clear of debris or spider webs. Open windows can aid the home drying process; but the process takes time. Avoid speeding up the drying process by using excessive heat. You should use a constant thermostat temperature of between 68 and 72 degrees.

COUNTERTOPS AND BACK SPLASHES

The countertops and backsplashes in your kitchen may be constructed of glazed ceramic tile, cultured marble, glass, stone, marble, Formica, granite or other man-made or natural stone. Any cosmetic damage to your countertops must be noted during your Homebuyer Orientation. After you have moved in, the care of your kitchen countertops is your responsibility.

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

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

Wipe up spills immediately. Some liquids, particularly hot ones, can cause stains on stone, ceramic tile grout, Formica and cultured marble. In time, the stains can accumulate and become unsightly. Be certain to rinse all areas thoroughly when applying any type of cleaning agent.

Re-caulk separations that occur around sinks and along the backsplash of countertops before water can enter those separations and cause damage. See the "Caulking" section of this manual, above.

Ceramic Tile

Glazed ceramic tile is known for its durability and the variety of colors and designs. Ceramic tiles are purchased in lots that have the same texture and color. Because an exact replacement match of ceramic tile can be impossible, we urge you to take special care to avoid breaking or damaging the ceramic tile on your countertops.

Ceramic tile is brittle and can be broken by a sharp blow from a heavy object. The best way to avoid broken tiles is to use a cutting board and other protection for your ceramic tiles when you are at work in your kitchen. Wipe spills away promptly to avoid staining the grout. Soapy warm water, a detergent, or a commercial tile cleaner can be used to keep your tile clean.

Sealing the grout between your tiles every 6 to 12 months will prevent stubborn stains from penetrating the grout and becoming unsightly. Routine scrubbing of the grout with warm soapy water will keep it clean and fresh. Strong cleaners such as Lysol can stain the grout. Sealers and cleaners can be found at your local hardware store. Sealing grout is a homeowner choice and maintenance responsibility.

Minor separation and looseness of ceramic tile grout on tubs, showers, countertops and flooring, where it is joined with other materials, is inevitable. This is caused by the normal expansion and contraction of the materials involved. Grout repairs are routine homeowner maintenance. Note: If a tile or any grout is replaced, there is no guarantee that the grout will match the existing; the new grout may dry lighter or darker than the original grout. It is expected, with movement of your home, to have counters, bathtubs, etc., separate from the tile/grout. It will be up to the homeowner to apply caulk at the joints when separation occurs. Repairs of sealed grout may cause color variations.

Tile maintenance is the responsibility of the homeowner. Special care should be taken in ceramic tile areas that are exposed to water such as around bathtubs, showers, and on kitchen and bath countertops. If any grout becomes loose or gaps appear between the tub and the tile, apply a waterproof caulking material to prevent water from migrating behind the tile. If water is allowed to accumulate behind the tile, damage to the walls and to the structure of the home can occur, and mold may develop. Fieldstone is not responsible for this kind of damage.

100% acrylic solid surface (Staron, Corian)

Acrylic solid surface is a durable, man-made product used for countertops. However, it is not impervious to stains and damage, and it requires regular cleaning to maintain its beauty. Acrylic is susceptible to burns, so do not place a hot pan or a cigarette directly on the counter. As with any surface, it is best to clean up spills immediately. Use non-abrasive cleaners and dry with a soft cloth to enhance the luster.

Cultured Marble

Proper maintenance of cultured marble is similar to the maintenance needs of fine wood. Use a cutting board to prevent scratches. Remove spills immediately to avoid stains. Do not use abrasive cleansers or scouring pads. Most food and drinks are acidic and can etch the finish on the marble.

Do not place items that may scratch or burn the surface directly onto the countertop. It is sometimes possible to get yellow burn marks on your countertop if items such as curling irons or straighteners are set on them. Avoid using sharp objects or toys on the surface that could scratch it.

Routine care of cultured marble countertops requires warm water and a soft cloth or sponge. If a cleaner is needed, use only non-abrasive cleaners. If you are not sure if a product is safe, you can rub the cleaner between your fingers; if you feel any grit, don't use it. If the surface of your cultured marble countertops becomes dull, you can wax the surface with and automotive wax of gel gloss. Gel gloss is a wax made especially for gel coated finishes and can be found at most hardware stores. If you use a regular car wax that is colored, stay away from the caulk line, because the wax can stain the caulk. You may also consider having the cultured stove polished by a professional who specializes in this work.

Granite and Marble

Granite and marble are porous, natural stone products. Knives or sharp objects can scratch these surfaces, and they can be etched by some chemicals or food products. Use cutting boards to avoid scratches. Remove spills immediately to avoid stains. Do not use abrasive cleansers or scouring pads. Most food and drinks are acidic and can etch the finish on the marble. Do not let oil or oily foods sit on the stone, as it will cause stains. Do not place any items that may scratch or burn the surface directly onto the countertop. Seal granite and marble every 6 to 12 months depending on the type of stone. Obtain sealers and instructions at home centers or tile stores. Sealing is not a guarantee against staining, but it does make the stone more resistant to spills, giving a little more time to get them cleaned up. When water or other liquids sit on the countertop for any period of time, it will seep into the stone, regardless of how often the countertop is sealed.

MARBLE: Marble is a natural rock and not factory made or fired. No two pieces will be alike, as there is an inherent variance in all marble. Fissuring is natural in marble and is not to be confused with cracking. It is recommended that a marble sealant be used to help eliminate the possibility of foreign liquids seeping in. There are several chemical preparations for marble treatment and polishing. DO NOT USE cleaners that contain grit or acidic compositions. If you have any questions, please contact your marble dealer or distributor.

GRANITE: Like marble, granite is not man-made; however, it is less porous and denser than marble. Granite can be used indoors and outdoors. Lamination lines will exist in granite countertops. Granite contains some cracks and fissures; they become more noticeable if they separate. Like other types of natural stone, the cracks are infused with a resin when the slabs are cut. Additional cracks may appear after installation, particularly if settling in the home occurs, causing movement or stress on the granite countertops. We do not provide compensation or warrant your countertop in any way should your granite countertop crack after installation. A sealant is recommended to help eliminate the seepage of foreign matter. Even sealed granite can get water stains or other types of stains.

Quartz

Quartz material is mostly comprised of man-made materials and has a fairly consistent color. It is also mostly maintenance free. Quartz is heat-resistant, however it is always recommended to set hot items on hot pads or trivets, not directly on the quartz surface, doing so could cause the slab to crack due to the heat. Quartz is also highly scratch-resistant, but not scratch-proof. It is recommended to always use cutting boards and avoid cutting and preparing food directly on the quartz surface. When cleaning quartz, avoid using highly abrasive sponges or cleaners that may scratch the surface. For routine cleaning, use a damp cloth or paper towel and, if necessary, any Ph neutral cleaner or gentle soap and water is recommended. Spread the cleaner on the surface, after a few seconds wipe off with a damp cloth, then carefully dry the surface.

DOORS

Wood Doors

The doors and doorframes in your home are made of painted or varnished wood and wood products. Wooden doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change. You should allow your home to go through at least one dry and damp season before you make other permanent changes.

You can correct most sticking doors by the careful removal of small amounts of wood. Usually, this can be done with sandpaper. In most cases, it is not necessary to remove the door. Use sandpaper to lightly sand the door to remove a small amount of wood at a time until the door no longer sticks. Use touch up paint on the exposed wood promptly. Shaving down a door is a drastic solution. Do it carefully and cautiously or the door may refuse to close properly in drier

weather. When the door closes to your satisfaction after planing, seal the raw wood with paint or varnish to reduce the chance of swelling or warping later.

Avoid slamming doors because damage may result. Slamming exterior doors causes the doorknob to stick. Do not make hasty adjustments on new doors, since the condensation and humidity of a new home will affect them only temporarily. Occasional slight sticking is normal and even desirable for a weather-tight fit. To eliminate minor sticking, try paraffin, candle wax or commercial dry lubricant sticks.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. Remove the hinge pin and rub it with a light coating of silicone, graphite, or oil, replace the pin (and wipe off any excess), and then swing the door back and forth a few times.

Doorknobs and hinges that are used frequently can become loose. As soon as you notice such a condition, tighten any screws on the doorknob that are loose.

The shrinkage of insert panels in doors, showing raw wood edges, can happen due to temperature and humidity changes and can be corrected by repainting after the movement has stabilized.

Metal Doors

Metal doors require paint touch up but usually require little other care. Observe the lower edge of metal doors to inspect for rust. Remove the cause of the rust where possible and any rust stains, and use touch up paint to cover the exposed metal. We strongly recommend against painting exterior doors a dark color. This will cause warping and damage to the door.

Interior Doors

It is a good idea to keep duplicate keys for the bathrooms and other interior locking doors. Children may accidentally lock themselves into a room and be unable to work the lock. You may find that some interior locks can be opened with a small screwdriver, or similar tool.

Remove finger smudges from painted or varnished interior doors by washing with warm water and a soft cloth or sponge. Dry the surface thoroughly with a soft cloth or towel. Check your interior doors frequently and use touch up paint or varnish when necessary. These simple steps will keep your interior doors beautiful and in top condition.

If your closets feature sliding doors, keep clothes and other items away from the doors so they do not obstruct the door's proper operation. The roller and tracks should be lubricated with an oil-free silicon lubricant. Oil and grease attract dust and dirt that become embedded in the lubricant and tracks.

Exterior Doors

Check the finish on your exterior doors seasonally. Doors that receive direct sunlight should be inspected more often. If you notice cracking or peeling, refinish the door promptly. Use touch up paint as needed and repaint once a year or as required. We strongly recommend against painting exterior doors a dark color. This will cause warping and damage to the door. Reposition sprinklers that spray doors and other wood or metal surfaces. Water can severely damage wood surfaces. Do not allow snow or ice to accumulate at the bottom of the door, jambs, or casings.

Avoid slamming doors because damage may result. Slamming exterior doors causes the doorknob to stick. Do not make hasty adjustments on new doors, since the condensation and humidity of a new home will affect them only temporarily. Occasional slight sticking is normal and even desirable for a weather-tight fit. To eliminate minor sticking, try paraffin, candle wax or commercial dry lubricant sticks.

If occasional lock sticking occurs, exterior locks can be easily freed with lubricant sold in most hardware stores. Locks may require adjustments of the strike plate on the doorjamb. Remove the strike plate and carefully file the latch opening or move the strike plate by moving the screws into new positions.

The exterior door thresholds will need to be adjusted seasonally, as they can be loosened with use and push down allowing airflow under the door. To adjust the threshold, open the door and remove screw covers, then use an appropriately sized flat head screwdriver to adjust the screws. Tightening the screw raised the threshold and loosening lowers it.

Small cracks may also develop during a dry season and may disappear during wet winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound, or filler. These materials may be obtained at your local hardware store or home center. The shrinkage of insert panels in doors, showing raw wood edges is not uncommon due to temperature and humidity changes and can be corrected by repainting after the movement has stabilized.

Inspect the weatherstripping on your exterior doors seasonally. Weatherstripping should form a seal to help prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weatherstripping. This is normal. The small gap will close when the humidity increases, and the door expands. Reglue or replace rubber and synthetic weatherstripping that has worked loose.

Before you make structural or cosmetic changes to your exterior doors, check with any Homeowner's Association to which you may belong to determine any restrictions or necessary procedures or permits in connection with such changes.

Garage Doors

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.**

Since the garage door is a large, moving object, periodic maintenance along with following the manufacturer's instructions will insure safe and reliable operation.

- Every three months, a silicone lubricant or light lubricating oil should be applied to all metal moving parts: hinges, pulleys, and springs. Wipe away any excess oil. At this same three-month interval, check to see that all hardware is tight and operating as intended without binding or scraping.

- For your safety, after one year, 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.

- If an electric door operator is installed, be sure the door is completely unlocked, and the pull-down rope has been removed before using the operator. The yearly inspection and servicing described above is still needed even if an electric opener is installed.

If your home has a sectional garage door that is made of lightweight steel, the door is very susceptible to denting and scratching. Take care to avoid leaning objects such as bicycles or ladders against the door.

You should not spray water near the garage door or power wash your driveway near the garage door. Doing so will allow water to flow under the seal and into the garage. Heavy rains, especially wind driven rains can also cause water to flow under the garage door seal. This is a condition that is not covered by the warranty.

Adjustments to the garage door mechanism may be needed after extensive use or after painting or repairs. The mechanism is under high tension. Injury can result if the mechanism is improperly handled. Contact an authorized dealer or other garage door service provider if adjustments are needed.

Automatic garage door openers and sectional garage doors may be covered by a manufacturer's warranty. Please read the manufacturers' warranties provided to you in conjunction with your home purchase for information on maintenance, operation, and electronic coding.

ELECTRICAL SYSTEM

The electrical system in your home is intended for normal residential use. We highly recommend that you consult a licensed electrician to make changes or additions to your electrical system. Please note that a permit may be required for changes and additions to your electrical system.

Circuit Breaker

During the Homebuyer Orientation, the Field Construction Manager (FCM) will point out the location of the circuit breaker panel. There will be one master circuit breaker located outside your home and several individual circuit breakers in one or more panels located inside your home.

Circuit breakers trip under excessive electrical load. Circuit breakers have three positions: on, off, and tripped. Switching the breaker directly from "tripped" to "on" will not restore service. Reset tripped circuit breakers by moving them to the "off" position and then to the "on" position.
In the event of a loss of electrical power in your home, follow these steps:

- If the power loss is in one area of your home and power is available in other areas of your home, it is likely that an individual circuit breaker has turned off.
- Unplug any appliances in the area that are without power.
- Check the circuit breaker and reset it.
- Plug your appliances back in.
- If the circuit breaker fails repeatedly, you either have a short circuit in one of your appliances, or a short circuit in the electrical system in your home.
- Do not attempt further repair.

- Call a licensed electrician or Fieldstone if your home is still covered under our Fieldstone Limited Warranty.

If electrical power is lost throughout your home, check the master circuit breaker, found outside your home at the electrical service panel. If the master circuit breaker has tripped, reset it. If the master circuit breaker trips repeatedly, refer the problem to a licensed electrician. If the master circuit breaker has not tripped, take a look around your neighborhood. If you notice a general electrical failure in your neighborhood, call your electric company to report the problem.

Ground Fault Interrupter (GFI) Devices

During your Homebuyer Orientation, the Field Construction Manager will point out the location of GFI outlets. Usually, GFI outlets are located in bathrooms near tubs and bathroom sinks, in kitchens, laundry rooms, and garages, and on the exterior of your home. These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit.

GFCI circuits consist of a series of up to five protected outlets. One of the outlets will have 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 GFI trips during normal use, it may be an indication of a faulty appliance and some investigation is in order. If you have a failure at an outlet, reset the GFCI devices as well as the circuit breaker. Continued failures indicate a potentially dangerous electrical problem. Contact a licensed electrician for assistance. **As with all electrical issues, always check the GFCI in the power panel, as well as each GFI plug, before calling for warranty service.**

Do not plug appliances such as air conditioners, refrigerators, treadmills, and food freezers into GFI outlets. The electrical surge that occurs when these appliances cycle will trip the GFI outlets and break the circuit. Heavy electrical usage appliances such as power tools or even hair dryers can trip the GFI. Atmospheric moisture, such as during rains or after a hot shower, may also trip the GFI.

Exterior Lighting

The exterior lights on your home can have metal or painted finishes. Replace the light bulbs with the recommended specification. Protect the metal finish with a wax or protectant product to avoid corrosion and discoloration.

Interior Lighting

The lighting fixtures in your home are designed for standard wattage bulbs. To avoid excessive heat, you should not exceed the manufacturer's recommendations. If a luminous light fixture does not work, make sure all fluorescent bulbs are installed properly. Adjust any tubes that are flickering or buzzing. Check wall switches and circuit breakers.

If a light fails to come on, check the bulbs to be sure they are not loose or burned out. Also, check to see that they are the correct wattage for the fixture. Then check the breakers. If this fails to solve the problem, you will then need to arrange for service.

Translucent panels can be cleaned by removing them. First push up slightly above the grid system, then tilt and lower. Wash in a 2% solution of mild detergent and water.

Outlets and Switches

Electrical outlets can be found in every room in your home. Do not exceed the capacity for which the outlets were designed. Multiple extension cords and/or devices that increase the capacity of electrical outlets can cause a fire and severe personal injury or death.

If any electrical outlet does not have power, there are two possible explanations:

- Some outlets are controlled by a wall switch. Plug an appliance into the outlet and turn on nearby wall switches to see if the problem is corrected.
- Check the circuit breaker. If the circuit breaker has been tripped, reset it and try the outlet again. Check the GFI devices and reset if necessary. If the circuit breaker trips repeatedly, call a licensed electrician or Fieldstone if your home is still covered under our Fieldstone Limited Warranty.

CAUTION: Children can be injured by poking small metal objects into wall outlets. You can prevent this by installing childproof devices on all floor level electrical outlets. These devices are available in grocery stores and drug stores as well as home centers and hardware stores.

Garbage Disposal

Under the kitchen sink, you will find an electrical outlet for the garbage disposal unit. This outlet is controlled by a switch either on the wall near the sink or in the cabinet under the sink.

Ceiling Fans

DO NOT hang a ceiling fan from an existing ceiling light box without adding additional support to carry the extra weight.

EXPANSION AND CONTRACTION

All building materials are subject to expansion and contraction caused by changes in temperature and humidity. This applies to everything in your home, including the concrete. Dissimilar materials expand or contract at different rates. This results in gaps between materials. The effects of this expansion and contraction can be seen in such things as small cracks in the foundation, drywall, paint–especially where moldings meet sheetrock, mitered corners, where brick and stucco meet, where tile grout meets a tub or sink, etc. This can be alarming, but in fact, it is very normal in the highest quality of construction. Especially in our dry western climate, shrinkage and cracks in your home are inevitable.

Expansion and contraction will occur in your home. It will be most noticeable during the first year, but typically continues into subsequent years. In most cases, caulking will easily repair this minor evidence of a very natural phenomenon. Properly installed caulking will shrink and must be maintained. After move-in, all caulking repairs are considered homeowner maintenance.

EXTERIOR FINISHES

The primary exterior finishes on your home are siding, wood, stucco, stone and/or brick. Because they are exposed to constantly changing weather conditions, the exterior finishes on your home require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every three months.

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

Do not spray a hose directly at the house, porch, or foundation, or allow sprinklers to spray water on the exterior walls of your home. Water spray may cause blistering, peeling, splintering and leaks or other damage. Do not use a barbeque that is backed up against your home. The heat from a barbeque will damage or burn the exterior surfaces.

Stucco

Stucco is a brittle cement product that is subject to expansion and contraction due to environmental factors found in this area. Some cracks will develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way. Small cracks are normal and will not result in water intrusion. Fieldstone will not be responsible for minor cracks in stucco not exceeding the Construction Standard tolerances set forth in the preceding section of this manual.

Other suggestions for maintaining the stucco on your home are:

- Do not spray water from irrigation or watering systems on stucco surfaces. Check the spray from your lawn and plant irrigation system frequently to make certain that water is not spraying or accumulating on stucco surfaces.
- Keep dirt a minimum of six (6) inches from the bottom edges of the stucco.
- Do not pour concrete or install masonry over the stucco weep screed at the bottom edge of the stucco, as this may cause water intrusion into your home.

Brick and Stone

All brick and stone used on your home is nonstructural. Small settling related cracks in the mortar and brick are normal and do not affect the home structurally. Brick and stone normally require very little maintenance. Small holes near the base of brick sections are intended for water and condensation to drain out of and may need to be periodically cleaned out.

Wood

Because wood is a natural, porous material, it requires protection with paint or stain when it is exposed to the elements. Inspect your exterior wood surfaces every three months or after periods of inclement weather. If you find cracking or peeling of the paint, sand the area and touch it up promptly with paint or stain. The exterior wood on your home will require repainting every two to four years.

Surfaces that receive direct sun will require more frequent repainting. Inspect these surfaces every three months. Repaint every year or as needed.

A certain amount of splitting, cracking, or raised grain is normal for wood exposed to the weather and does not indicate a defect in the wood or paint. Split or damaged wood, particularly on the ends of beams, should be repaired or repainted to avoid further damage. Such cracks can be filled with wood putty prior to repainting or staining.

Splits on beams and boards are called checking. This is normal and does not affect the structural integrity of the wood. The natural drying of wood can result in gaps and splits in wood molding and trim parts. Nails can work loose. Reset all popped nails and reposition trim parts that have been moved by natural drying of the wood. In cases of severe warping, replace the trim parts as needed. Fill any cracks with commercial wood filler or caulking and use touch up paint.

Siding – Vinyl

Vinyl siding is a durable and easily maintained product. The color is consistent through the vinyl and, therefore, does not require painting or staining. Flushing with a water hose and gently brushing or scrubbing with a soft brush or cloth can clean vinyl siding. Do not power wash or use abrasive cleansers on vinyl siding. These will damage the UV protection and will void the warranty.

Vinyl siding can be damaged by blows from sharp or hard objects especially during cold weather. Use caution with ladders, lawn mowers, sports equipment, and other tools when working around the siding. Do not use a barbeque near vinyl siding. The heat from a barbeque can easily warp and damage the siding.

Siding – Wood

Siding should be inspected annually for paint performance, chipping, cracking, etc. Exterior painted surfaces of the home generally should be refinished approximately every three years, or per the manufacturer's recommendation for your specific area and climate conditions. When repainting, blistered or peeling areas should be wire-brushed or scraped with a putty knife, sanded, and spotted with primer. Be sure to use a quality exterior paint that has been formulated for local climate conditions. Trim painted white or light colors will more readily show grain, cracks, and wear; more frequent inspections and additional maintenance therefore may be required.

Over time, the original finish will fade and dull due to climate conditions. You should repaint before there is much wearing away or chipping of the original finish, as doing so may reduce the need for special surface preparations.

Siding – Other

Concrete (Hardie) siding should require little maintenance. Normal shrinkage of caulking should be repaired annually or as needed. **Clean as needed with water only. DO NOT power wash.**

FENCING

As applicable, the fencing around your home is of the type and in the location mandated by city ordinance and/or the approved landscaping plans and/or CC&R's. It will need regular preventive maintenance along with the other components of your home. Do not allow sprinklers to spray fences and other exterior surfaces. Please note that fencing around your home may vary from that in the models and from homes with different grade elevations.

If you choose to add a fence to your property, we urge you to employ a professional fencing contractor. It is your responsibility to locate the property lines, and move sprinkler lines as needed, and to have your fencing installed according to local building codes, industry standards, manufacturers' specifications, and your CC&R's. Before you install fencing, refer any questions to local building authorities and your Homeowners Association for approval. Check with your Homeowners Association before you change the paint color of your fencing.

Vinyl Fencing

Vinyl fencing is a durable and attractive product. The color is consistent through the vinyl and, therefore, does not require painting or staining. Flushing with a water hose and gently brushing or scrubbing with a soft brush or cloth can clean vinyl fencing if needed. Do not use abrasive cleansers or power wash.

Vinyl fencing can be damaged from blows from sharp or hard objects. Use caution with ladders, toys, balls, lawn mowers and other tools when working around the fencing. Do not use a barbeque near vinyl fencing. The heat from a barbeque can easily warp and damage the fencing.

Wood Fencing

The natural finish of wood fencing should be maintained by yearly applications of a deck or wood sealer. If your fences are painted, repaint yearly or more frequently if necessary. Warping and twisting of the wooden fence materials is a normal and expected reaction to sun and seasonal exposure. Regular maintenance of the fasteners and the stain is a homeowner responsibility and is not covered by warranty.

Wrought Iron Fencing

Some of the fencing on your property may be made of wrought iron. Wrought iron is subject to rusting if it is not maintained properly. Use touch up paint on nicks and scratches every three months or as needed. Areas with obvious rust should be sanded and repainted immediately with water resistant primer and paint. Repaint every one to two years. The frequency of maintenance depends on the exposure to sunlight and to dampness. Do not let water puddle around iron fence posts.

FIREPLACES

The fireplaces in Fieldstone homes are amenities and are not designed nor intended to heat the home. These fireplaces are gas-only appliances. The venting, clearances, and other construction features of gas-only fireplaces do not accommodate the burning of wood, paper or other materials, and could cause a chimney fire or house fire to result if used improperly and/or maintained improperly.

The fireplace is not a completely sealed system. Air from outside will find its way into the house as a cold draft. This is normal and expected.

On a new gas fireplace, there is a curing or burn-in time. When initially burning your new gas fireplace, the oils, etc. from manufacturing will be burning off the fireplace. We recommend taking the following steps:

1. The first time you burn your fireplace, run it for 3 hours
2. Completely cool down the fireplace
3. Remove the glass and clean it with household glass cleaner or Glass Bright.
4. Replace the glass and continue to burn the fireplace normally. (Make sure you re-latch the glass so it is securely fastened on your fireplace).
5. If necessary, open a window to release any odor during this process. This should eliminate the manufacturing smell on a new fireplace.

Yearly inspections and service of your fireplace and chimney by a qualified fireplace company are appropriate to maintain your fireplace system in proper working order.

Here are additional rules for getting the maximum benefit from your fireplace:

- Do not open glass doors or remove screen when the fire is burning
- Never leave the fire unattended.
- Turn off the fire before going to bed and when leaving home.
- Never use your fireplace as an incinerator to burn trash.

FLOORS

The flooring in your home requires routine maintenance and care. The coverage provided by Fieldstone Limited Warranty is limited to flooring materials that were provided and installed by Fieldstone.

In some instances, the subfloor and hard surface flooring, particularly in upper stories, can squeak. Squeaky floors are usually caused by a change in the weather, or by normal shrinkage of the wood materials and/or settling of your home. This is normal in new home construction and is not considered a construction defect under the Fieldstone Limited Warranty.

Please inspect your flooring carefully during your Homebuyer Orientation. Any damage or defects in your flooring must be noted at that time. Subsequent damage, including broken tiles, scratched wood flooring, torn carpeting, and scuffed vinyl, is your responsibility.

The subfloors of your home have generally been designed to support the weight of your home, plus a 40-pound per square foot furniture and occupancy load. Waterbeds, pianos, and pool tables may exceed this limit. Fieldstone will not be responsible for any damage resulting from such overloads.

Most types of flooring are typically covered by a warranty from the manufacturer. Contact the manufacturers or visit the websites above for more specific information.

Below is a list of each manufacturer's website for your reference:

Shaw Flooring: www.shawfloors.com
Shaw Builder Flooring: www.shawbuilderflooringwarrantyandcare.com
Tuftex Flooring: www.tuftexcarpets.com
Armstrong Flooring: www.armstrong.com
Emser Tile: www.emser.com

Carpeting

Vacuum carpeting frequently to avoid the buildup of dirt and grime. Regular vacuuming, typically one time per week, per resident of the home and immediate treatment of stains will prolong the beauty and life of your carpeting. Use a fixed brush attachment on your vacuum cleaner. If your vacuum cleaner has a beater type attachment, the beater should barely touch the tops of the carpet fibers.

Eliminate carpet shedding fibers as they appear. Loose carpet fibers will work their way to the surface for quite some time. This is known as fluffing or shedding. Vacuum these fibers as a part of your routine cleaning. Because of these fibers, you will need to empty your vacuum bag regularly during the first few months. If a tuft of carpet appears which is longer than the surrounding carpet, do not try to pull it out. It is probably attached to the backing and simply needs to be trimmed to the height of the surrounding tufts.

Visible carpet seams are to be expected and are not an indication of a fault in the carpet. Most rolls of carpet are produced in 12-foot widths. This dictates that most of your rooms will have at least one seam. Professional installers will attempt to install your carpet with the minimal number of seams and without excessive waste. Seams are most visible in a home before it has been furnished and occupied. Visible seams are not a defect unless they have been improperly made.

When moving furniture, lift rather than drag the pieces over carpeting, to avoid lumps and snags.

Doormats, rugs and runners are excellent ways to save your carpets. Use them in high traffic areas with one on each side of exterior doorways.

Remove spills immediately. Stain removal is easier if it is done promptly. Consult your specific manufacturer's warranty information for stain removal. Cleaning products should be tested on a section of carpeting that is not in a high visibility area. Do not use cleaners that have not been recommended by the manufacturer for the carpeting materials in your home.

You may void your manufacturer's warranty using cleaners that have not been recommended by the manufacturer.

Carpet manufactures require carpets be cleaned at least once each year using a truck mounted extraction system. Do-it-yourself and professional companies using chemical cleaners are strongly discouraged and will void your manufacturer's warranty.

You should refer to the manufacturer's recommendations on carpet care for additional information.

Ceramic Tile and Stone

Ceramic tiles are available in a wide variety of colors, sizes, and finishes.

Generally, glazed ceramic tile is used in residential installations. Glazed ceramic tile is known for its durability and the variety of colors and designs. Ceramic tiles are purchased in lots that have the same texture and color. Because an exact replacement match of ceramic tile can be impossible, we urge you to take special care to avoid breaking or damaging the tile. Tile maintenance is the responsibility of the homeowner. Special care should be taken in ceramic tile areas that are exposed to water such as around bathtubs, showers, and on kitchen and bath countertops.

Ceramic tile is brittle and can be broken by a sharp blow from a heavy object. Small bubbles, small chips on edges, and hairline cracks in the finish are common characteristics and will not affect the structural performance of ceramic tile, nor are they considered defects. Chipping and cracking may occur if objects are dropped on the surface or if objects are slid across them. Grit particles can scratch the surface as well.

GENERAL CARE: Sweep up dirt and grit with a soft broom or dust mop to avoid grit abrasion. Frequency of cleaning must be based on traffic and grit build-up. Wipe spills away promptly to avoid staining the grout. A mop and soapy warm water with a detergent, or a commercial tile cleaner can be used to keep your tile clean.

GROUT: Grout is a porous cement product with color additives. Coloring can change with time. It is suggested that the grout be sealed with a penetrating sealant every 6 to 12 months to prevent particles seeping into the pores. There are products designed for homeowner use such as grout color blender, stains and dyes; and grout cleaners, strippers and sealers. Application of grout sealant is a homeowner maintenance responsibility. Grout sealers may change color over time and may change the color of your grout when applied. Grout color is not a warranted item. Routine scrubbing of the grout with warm soapy water will keep it clean and fresh. Strong cleaners such as Lysol can stain the grout.

The movement of door thresholds or tubs against grout may cause the grout finish to crack. By placing a bead of clear silicone between the grout and the threshold, the silicone will act as a shock barrier and will minimize the powdering of the grout. Note: If a tile or any grout is replaced, there is no guarantee that the grout will match the existing; the new grout may dry lighter or darker than the original grout. It is expected, with movement of your home, to have counters,

bathtubs, etc., separate from the tile/grout. It will be up to the homeowner to apply caulk at the joints when separation occurs.

If any grout becomes loose or gaps appear between the tub and the tile, apply a waterproof caulking material to prevent water from migrating behind the tile. If water is allowed to accumulate behind the tile, damage to the walls and to the structure of the home can occur, and mold may develop. Fieldstone is not responsible for this kind of damage.

PAVERS: Unglazed floor tile (pavers) is an unsealed, porous tile. Dealers suggest that a penetrating sealant be used to maintain this type of floor, to prevent spills and stains from seeping into the pores (may require re-sealing after a one-year period). Application of sealant is a homeowner maintenance responsibility.

Hardwood and Laminate Floors

Wood and laminate floors will respond noticeably to changes in humidity level in the home, especially in the winter. When a wood floor is new, small splinters of wood will appear; dimples or scratches can be caused by moving furniture, dropping heavy or sharp objects, etc. Bubbles, scratches, and/or minor dirt and debris appearing in the finish of a wood floor are typical and within normal construction standards; comparison to the finishes in the project models is the standard used for such typical imperfections. Some shrinkage or warping can be expected, especially around heat vents or any heat producing appliances.

Warping may occur if the floor becomes wet repeatedly or is thoroughly soaked even one time. A dulling of the finish in heavy traffic areas is likely; a white, filmy appearance is caused by moisture (often from wet shoes or boots). Color variations may develop from exposure to direct sunlight. Plank flooring will sometimes be adversely affected by moisture when installed over concrete and may pop due to slight variations in the surface of the concrete slab.

Follow these steps to care for your hardwood floors:

- Clean your hardwood floors frequently. Sweep the floors and mop with a soft, dry mop, or cloth. Vacuum regularly, when you vacuum household carpets.
- Never wet mop, damp mop or clean your wood or laminate floor. Use a manufacture recommended cleaner misted onto a terry cloth mop.
- Only use cleaners specifically approved by your flooring manufacturer. Do not use water, a wet mop, or cleaners with surfactants or bleach.
- Do not use oil soaps, liquid or paste wax products or other household cleaners that contain citrus oils, lemon oil, tongue oil, silicon, or ammonia. Use of such products will harm the long-term performance of your floor.
- Do not flood hardwood floors with water. This will cause stains, warping and the destruction of the flooring.
- Do not permit water or other liquids to stand on laminate or hardwood flooring. Wipe up spills immediately with a clean soft cloth.
- Protect your floor from water around pet dishes, the dishwasher location, and the refrigerator ice and water dispensers with throw rugs or mats.
- Use protective door mats at the exterior doors to help prevent sand and grit from getting on the floor. Gritty sand is one of your flooring's worst enemies.
- Do not drag heavy appliances or furniture across hardwood or laminate flooring. Permanent scratches in the finish can result. High-heeled shoes can dent hardwood flooring.
- Install proper floor protectors on furniture used on hardwood or laminate floors. Protectors will allow chairs to move easily over the floor while minimizing scuffing. Clean the protectors on a regular basis to remove any grit that may accumulate.
- Maintain the humidity in your home between 35%-55%.
- All floors should be maintained according to the manufacturer's instructions. Consider having this done by a professional.

Vinyl Flooring

The following are tips for proper care of your new vinyl or luxury vinyl flooring. Problems with the appearance of vinyl flooring will be corrected by Fieldstone only if noted during the pre-closing inspections process.

- Because of its relatively soft texture, vinyl flooring can be damaged by heavy appliances, dropped tools and by rough use. This damage is permanent and cannot be repaired.
- High-heeled shoes and furniture without proper casters are particularly damaging to vinyl. Gouging from sharp objects under pressure will cut any floor covering. All heavy furniture, appliances, and chairs should be supported with wide weight-bearing glides or casters. When moving heavy appliances across the floor, protect your vinyl flooring.
- Do not use abrasive cleansers or full-strength bleach on vinyl floors. Abrasive cleaners will dull the finish and cause permanent damage. Full strength bleach can etch and destroy the surface of the flooring.
- Clean vinyl flooring with a solution of warm water and a commercial vinyl flooring cleaner.
- Remove spills immediately to avoid staining and damage to the flooring. Excessive amounts of water on resilient floors can penetrate seams and get under edges causing the material to lift and curl. Extra care should be used around bathtubs. Use a sponge or soft cloth. Dry the floor after removing the spill.

GARBAGE DISPOSAL

- Read and follow the manufacturer's instructions for proper operation of your garbage disposal. Do not load the disposal with food items before turning it on. For proper operation, turn on the cold water and start the disposal. Then, drop the food items slowly into the unit. When the unit sounds clear, turn the disposal off, and leave the water running for several seconds. This allows the food waste to be carried into your sewer lines.
- Bones, corncobs, celery, onion, stringy vegetables, rice, shellfish, and other hard objects or fibrous foods should not be disposed of in the disposal. Large, bulky food waste should be cut up. This includes such items as melon rinds and grapefruit skins.
- Non-food items will jam the disposal and harm the blades.
- Never pour grease down the garbage disposal. This clogs the drain.
- Do not use caustic drain cleaners or any harsh chemicals in the disposal under any circumstances. Occasionally clean and freshen the disposal by grinding a dozen ice cubes or a half a lemon, cut into small pieces.
- If the disposal jams, refer to the manufacturer's manual for instructions on freeing it.
  Always be certain the garbage disposal is turned off and unplugged before any work is done to free a jam.

GAS SHUTOFF VALVES

There is a shutoff valve on the gas line at or near its connection to each item that operates on gas (furnace, water heater, fireplace, oven, dryer and barbecue, etc.). In addition, there is a main shutoff valve at the meter. These are pointed out during the The Homebuyer Orientation.

HAZARDOUS MATERIALS

Never put unwanted hazardous materials in the trash can or anywhere they could wash into the storm drain. The storm drains are not connected to the sewer system and pollution that enters goes directly into local waters. Take hazardous materials to local hazardous waste collection sites for safe disposal. If you accidentally spill hazardous material on a hard surface, use kitty litter or other absorbent material to soak it up. Then properly dispose of absorbents at hazardous waste collection sites. Please contact your city or county government for the nearest hazardous waste collection location. Practice recycling of reusable materials and buy household products, which are labeled "non-toxic" whenever possible. If you must use toxic products, follow the directions carefully and store them properly. Use pesticides, herbicides, and fertilizers sparingly according to the directions on the original container and avoid use if rain is forecast.

HEATING AND AIR CONDITIONING

Your home is equipped with a heating system and perhaps an air conditioning system. Please read the instructions and become familiar with the heating and air conditioning systems before you use them.

Your heating and air conditioning systems can play an important role in the first year after you move in. It is best not to overheat a new home during the initial year of occupancy because this may cause excessive shrinking of framing lumber and other materials. Begin with as little heat as possible and increase it gradually. Attempt to maintain an even temperature in your home.

On extremely warn days, your air conditioning will be able to lower the temperature in your home no more than 20 degrees below the outside temperature. When it is 95 degrees outside, setting the thermostat at 70 degrees will result in a temperature of about 75 degrees. Keeping your filter clean and your vents clear will help with air flow and overall system performance.

Carefully read and follow your manufacturers' warranties and instructions for use and care of your heating and air conditioning systems. Good maintenance of the heating and air conditioning systems can save energy dollars as well as prolong the effectiveness of those systems.

Changing the thermostat fan switch from AUTO to ON will run the fan all the time. This constantly circulates and moves air through the home, which significantly reduces cold spots as well as airborne dust. This option also requires you to change the filter every two to three weeks.

Please note you may experience smoke or the smell of dust and oil when the unit is turned on for the first time. This is typically caused by dust that has settled in the ducts and should pass quickly.

The following maintenance obligations are intended to assist you in getting the maximum usage from your heating and air conditioning systems:

- Inspect the filters at least once every sixty days; change or clean more often or as needed during times of constant operation. In areas with heavy dust, more frequent changes may be in order. During the first two months after you

occupy your home, check the filters every two weeks, as they may clog more frequently from removing accumulated construction dust. Fresh filters can significantly reduce operating costs and will prolong the life of your system. A clogged filter can slow airflow and cause cold spots in your home and can result in damage to the unit and increased energy costs.

- Check the operation of your system well in advance of peak operating seasons and correct any problems before seasonal service demands are the greatest. **Annual inspections of your heating and air conditioning systems by a heating and air conditioning professional are recommended.**
- Keep all vents and registers clean and free of dust, cobwebs, and debris.
- Air registers can be adjusted to control the flow of air into individual rooms. Simply limit or increase the airflow through the registers in each room to your own desired preference. This helps to balance the system. You should use different settings for winter and summer in a two-story house. Direct warm air to the lower floor in the winter and cool air to the upper floor in the summer. Never close a register completely, even in an unoccupied room.
- Return air grilles allow air to circulate back to the heating and air conditioning system. Be sure not to cover the return air grilles with pictures, furniture, or other objects that might block the flow of air.
- Air from outside is needed to supply oxygen to the furnace.
- Furnaces will typically have combustion air vents run to them. Never cover or block these vents. If these vents are covered or blocked, the furnace may draw air down the vent pipe, pulling poisonous exhaust fumes into your home.
- The air conditioning condensation discharge point and the water heater pressure relief discharge points were identified during the Homebuyer Orientation. It is the homeowner's responsibility to keep these areas open, so discharge points are free of obstructions. Check the flow of the discharge points every three months to assure that they are clear and that the water drainpipes are correctly positioned near a floor drain.
- A thermostat controls the temperature in your home. In some cases, multiple systems may be installed, each with its own thermostat. Do not place a lamp or heat-producing appliance next to a thermostat, because heat generated by such an object may produce an incorrect reading.
- 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 must keep all windows closed when operating the air conditioning system. The heat from the sun shining through windows with open window coverings is intense enough to overcome the cooling effect of the air conditioning unit. Window coverings must be closed on these windows.
- Unlike a light bulb that reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat. For example, should you come home at 5:30 P.M. on a day when the temperature has reached 90 degrees, and then set your thermostat to 75 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, carpet, and furniture. At 5:30 P.M., the air conditioning unit starts cooling the air, but the walls, carpet, and furniture release heat and nullify this cooling. If evening cooling is the primary goal, you should set the air conditioning unit at a moderate temperature in the morning while the house is cooler, allowing the unit to maintain the cooler temperature through the day. This temperature setting may then be lowered again when you arrive home. 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.
- A common cause of air conditioning trouble is turning it off at the thermostat, and then turning it back on a short time later. This can cause an overload of the compressor motor, which in turn can trip the breaker or blow the fuse and may shorten the life expectancy of the unit.
- The exterior part of the air conditioning system, also known as the condenser unit, must be maintained in a level position at the original location. The condenser unit should not be enclosed. It is important to keep the area around the outdoor air conditioning unit clear of plants, grass, landscaping, and/or debris. If good airflow is not available, the system will not function properly, and damage to the mechanism can result.
- Coolant or refrigerants should be added to the system only when the outside temperature is 70 degrees F. or higher. Proper coolants or refrigerants for the particular equipment must be used, as specified by the equipment manufacturer. Use of an air conditioning professional for selection and addition of coolant or refrigerant is required.

If you find yourself with no heat or air conditioning, the checklist that follows may help identify the cause. You should also review the manufacturers' literature for additional hints. These are normal homeowner maintenance items: if your heating contractor makes a service call to repair one of the items listed below, there will be a service charge.

- Air filter has been replaced.
- Thermostat temperature setting and switches.
- ON/OFF switch on furnace itself.
- Breaker on the interior and/or exterior electrical panel.
- Breaker near the exterior compressor unit.
- Safety switch for the fan cover on the furnace.

If none of these items corrects the problem, refer to the trade partner phone list found inside the door of your kitchen sink cabinet for appropriate phone numbers.

INTERIOR WALLS

The walls in your home are constructed of wood and other materials, which are subject to normal expansion and contraction. Molding and trim can shrink and warp in some cases. Routine maintenance on molding, trim, and baseboards is the responsibility of the homeowner. Replace warped molding and trim. Reset nails that have popped out of position. Use touch up paint and, if necessary, the appropriate caulking material to complete the repairs.

Use care when you hang pictures and other decorative items. Homeowner damage to plumbing, electrical, air conditioning and gas lines is not covered by warranty. The wallboard will be damaged if it is hit with a hard object. Costly repairs can be avoided by using picture hooks and other supplies from a home center or hardware store. Always repair nail holes with a dab of spackle or putty and paint.

The walls in your home may be textured. The texturing material is relatively soft and can be damaged by scrubbing with abrasive cleansers and rough brushes or cloths. The pattern in textured walls can vary and is difficult to duplicate when repairs are made.

Small finger smudges may be removed from painted walls with a solution of warm water and a mild detergent soap. Wash gently with a soft sponge or cloth. Rinse and wipe off the excess water carefully. Do not permit the wallboard to become soaked with water. Larger spots, not easily removed by cleaning, will require paint touch up.

Some slight cracking, nail "pops" and/or seams may become visible in sheetrock walls and ceilings. These occurrences are caused by the shrinkage of the wood and normal deflection of rafters to which the sheetrock is attached. These minor cracks are considered normal, up to 1/8 inch in width, and are a maintenance responsibility of the homeowner. They can be repaired by filling with spackling compound, smoothing with fine sandpaper, and then painting the entire surface. Popped nails do not alter the strength of the wall and should be left alone until time to repaint.

KITCHENS

RANGE HOOD: Grease build-up in your range hood or microwave hood can present a fire hazard. Avoid this problem by cleaning both hood and reusable filters at least once every six months (more frequently if required by heavy usage) with mild dishwashing detergent, drying thoroughly, and reinstalling filters. This will help keep them in working order. Please note that the range hood is not vented to the outside of your home. After cleaning is completed, lubricate the fan with light household oil and wipe up any excess oil from the surface.

CABINETS, COUNTERTOPS, APPLIANCES: See corresponding sections in this Maintenance section of this manual.

LANDSCAPING, DRAINAGE AND GRADING

Your lot has been rough graded to provide for adequate drainage away from your home. Failure to maintain drainage can result in damage to your home, your lot and to neighboring property. **Any alteration of the drainage plan for your lot will void coverage under the Fieldstone Limited Warranty for the drainage features and anything damaged as a result.**

The drainage plan of your lot has been designed to accommodate the soils, elevations and other factors of the lot. Small hills and valleys – called berms and swales – are used to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains, and to avoid long-term problems, which may arise from improper drainage.

Areas surrounding foundation or basement walls are often backfilled with earth. Backfill areas are not as compact and dense as most natural ground. Surface water (such as irrigation water and rainfall) may penetrate into backfill areas and settle the dirt around the foundation. The water will then pond and percolate downward to the bottom of the basement or foundation and cause severe problems such as wet basements, cracks, floor slab movement, etc. This must be managed by the homeowner through maintenance of proper drainage. Proper installation and design of any homeowner-installed landscaping and hardscaping will also prevent accumulation or ponding of surface water in these backfill areas (typically within the first ten feet of the house's foundation).

An underground drainage system may be provided in some lots. On these lots, a catch basin system may be installed at various locations in the yard to receive the water run-off. These catch basins, and the grates covering them, must be kept free of debris so that the flow of water is not impeded. Check and clear these grates monthly, or more frequently as necessary, especially in times of rainfall.

Proper irrigation control and drainage can mitigate the effects of potential soil movement. Even with proper irrigation and drainage, some soil movement may occur due to expansive soils. Therefore, improvements should be designed with

adequate reinforcement. A soils engineer or civil engineer should be retained to review your specific hardscape and landscape plans to minimize future problems. **Since Fieldstone does not have any control of the quality of design, materials, construction procedures, or labor used in the improvements which homeowners construct on their lots, you are hereby advised that it is your responsibility and that of your contractors and consultants to properly design and install any improvements to avoid altering proper lot drainage and to protect those improvements from damage or negligence.**

Consult a soils engineer or civil engineer before you make any additions, changes, or alterations to the drainage of your lot, and make sure that all landscaping contracts you enter into include language to insure safe and adequate drainage. Fieldstone will not be responsible for any damage to your property or other properties caused by changes or alterations in the grading and drainage system.

Prior to the installation of a pool or other permanent improvement, a soils report should be obtained so that soil conditions are taken into consideration in the design and engineering of your addition.

Some soils in this area are characterized as “expansive” or “highly expansive” in nature. “Expansive” soils expand or contract, often significantly, based upon the presence or absence of water in the soil. When expansive soils become wet they expand and can cause damage by lifting and cracking masonry walls, planters, patio slabs, walks, pools, decking and other concrete or masonry improvements.

Homeowner improvements must be constructed with adequate surface drainage being provided to avoid ponding. It is recommended that homeowners install roof gutters, downspout improvements and corresponding area drain systems; if such improvements are part of the original construction of the home, it is required that homeowners properly maintain them. Particular care should be taken to provide adequate drainage away from areas adjacent to the house foundation and other improvements. Homeowners are advised to carefully design and control their landscape irrigation system to minimize soil moisture changes.

You are advised not to alter the grading and drainage design of the lot by regrading or installing patios, planters, walls, pools, landscaping, irrigation or other improvements that may redirect surface water flow towards your home or onto adjacent property or trap water such that it ponds and floods improvements. Drainage devices such as concrete ditches, area drain lines, gutters, etc. should be carefully designed and installed with professional assistance as required. You are also advised to note the manner in which adjacent properties drain. Modifications to lot grading and drainage are subject to applicable government codes and recorded easements, covenants, conditions and restrictions. As noted elsewhere, any damages arising out of changes in the drainage pattern made by or on behalf of a homeowner by outside contractors is **not covered** by the Fieldstone Limited Warranty.

Natural settling can also change the original grading. It is your responsibility to maintain the original grading of your lot and to preserve good drainage. Any changes to the grading, retaining wall, or other drainage features could damage your property as well as neighboring property.

A soils engineer has recommended the type and design of the foundation for your home, based upon their evaluation of the soils present at this project. Any changes in the foundation, the grading, or the landscaping of your home and lot can result in severe damage to your property and to neighboring properties. Consult a licensed professional before any such changes are made. Please see the more detailed discussion of soils set forth later in this manual under the caption “Soils.”

If a concrete patio slab or other slab is installed next to the foundation, it must be constructed so that water will not penetrate the joint between the foundation and the slab. All slabs must be sloped so that water drains away from the home. Do not pour concrete directly against stucco or siding. Since the appropriate drainage swales were established when your home was finished, the area of the slab should be excavated to fit the existing grade. The soil removed from the area must be placed so that is does not fill or otherwise alter existing swales, or it should be removed from the property.

If your home is in a neighborhood that includes a Homeowners Association, consult the Covenants, Conditions, and Restrictions (CC&R’s) applicable to your home to determine landscape and architectural improvement requirements. Generally, no homeowner may build, construct, or plant any improvements on his property, including landscaping, until he has submitted plans and specifications and obtained approval from the Homeowner Association’s Architectural Committee. The Committee may collect a fee to review the plans and may require a cash deposit or bond to be posted to assure proper completion and clean-up in conformance with the provisions of the Declaration.

During your Homebuyer Orientation, Fieldstone’s Field Construction Manager will show you the boundary corners of your lot. It is your responsibility to know your boundary prior to beginning any construction. **Fieldstone will not be responsible for protecting your boundary markers after your Homebuyer Orientation.**

Please consider that any changes you make in the grading and drainage of your lot could affect neighboring properties. Damage to your property and to neighboring property will be your responsibility.

Landscaping

Prior to establishing landscaping, the soil should not be allowed to dry out, especially below a depth of approximately six inches. Homeowners should periodically water the bare soil to help maintain moisture during this interval. Once the landscaping has been established, irrigation should be limited to the minimum needed to maintain plant life. Homeowners should check beneath dry-looking surface soil to see if the soil is still wet underneath. If the soil is saturated, watering should be reduced. The best method of reducing the effects of expansive soils is to maintain a constant level of soil moisture. This is especially important adjacent to the house foundation, driveway, and walkway/patio slab improvements.

Overwatering can swell or settle soils and result in damage to concrete and other components of the structure. Check your irrigation system regularly. Look for clogged, cracked or broken heads, leaks and spray adjustment. Position sprinkler heads so that the water does not fall on wood, stucco or other exterior surfaces of your home. Avoid ponding from excessive watering in low spots and next to structures. Identify the location of irrigation lines and avoid digging or trenching around the lines. If a line is broken, consult with a nursery or irrigation professional for advice on repairs.

Observe the flow of irrigation water after each planting. If you notice pooling water or excessive flows in one area, construct drainage features to direct the flow of water away. Consult with a landscape contractor before such drainage features are begun. **Always keep rain gutter drains free of roots, grass, debris, leaves, and lawn clippings.**

Provide ample room for growth between plants and your home. The ground next to your home should always slope away to prevent standing water. If water is allowed to stand or pool next to your home, damage to the foundation and plantings will result. The water could also seep into your home and cause settling or damage the interior and furnishings.

It is frequently a good practice to run sprinklers for short periods of time immediately prior to installing sod or grass seed. This will help settle loosely compacted areas. These settled areas will be much easier for you to fill in before adding sod or seed.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the drainage is not altered in any way. Keep the surface of the soil at least six inches below the bottom edge of siding, brick, or masonry. This will assist in preventing wood rot and termites.

Flowerbeds can significantly change drainage patterns. We suggest that you consult a professional landscape contractor before you dig flowerbeds. Keep plantings in flowerbeds a minimum of two to three feet from the foundation. This will prevent excessive water from collecting at the base of the foundation.

Locate plants and irrigation heads out of the way of pedestrian/bicycle traffic and car bumpers. When planting trees, allow ample distance from the foundation and other improvements so that the root systems will not cause damage as the tree matures. “Street” trees (typically located in dark strips between the sidewalk and the street) are typically a city requirement but must be maintained by individual homeowners (unless they are in common areas managed by a Homeowners Association). Depending on local soil conditions, trees may need to be deep watered once a week until they are well established. Provide simple guying (restraint) systems for trees for a minimum of two years or as needed.

Make provisions for efficient irrigation. Drain and service sprinkler systems on a regular basis, at least once per year. Be sure to drain the lines before winter. **You will also need to remove your backflow preventer and store it inside the house.** This will prevent damage due to freezing. Conduct operational checks on a monthly basis to ensure proper performance of the system. Adjust any sprinkler that sprays any part of the structure or fencing. Avoid over watering that can cause ponding or infiltration of water next to, into, or under concrete slabs, foundations, patios, walkways, walls, fences, or driveways.

In order to protect your home, yard, and irrigation system from damage caused by frozen or broken sprinkler lines, it is imperative that you shut off the water supply to your sprinkling system before each winter. This should be done in the early fall, after there is no longer a need to water your lawn and long before outside temperatures reach 32° F or below. **Any damage caused by a broken sprinkler line or sprinkler component due to freezing will not be covered under warranty**. You should be familiar with your irrigation system and know where the water can be shut off. If you need help locating or shutting off a valve, you are advised to contact the contractor who installed the system.

Landscaping Tips

The following information is provided to assist you in the care of your yard, the planting, the landscaping, and the irrigation system. For more tips on watering and conservation, see www.slowtheflow.org.

Grass Diseases

Most lawn diseases happen when lawns are over-watered and under-fertilized. Adjust your watering and fertilizer schedule when diseases appear. If diseased spots persist, discuss the problem with a nursery employee.

Ground Cover
Water newly planted ground cover three times a day until the coverage has been established. Then water as you would lawn area.

Fertilizer
Use a balanced fertilizer in the spring and fall as needed. You should water sufficiently after fertilizing to assure penetration of the fertilizer and to prevent burning your grass. Avoid ponding and puddling, especially near any concrete. Please note that some fertilizers will stain concrete and should be swept off completely before watering.

Insects
Corrective measures should be taken only when large numbers of insects have been seen and damage is evident. At the first sign of damage to your lawn, take a specimen of the insect to a nursery for advice.

Irrigation
Identify the location of irrigation lines and avoid digging or trenching around the lines. If a line is broken, consult with a nursery or irrigation professional for advice on repairs.

Check your irrigation system regularly. Look for clogged, cracked or broken heads, leaks and spray adjustment. Make certain that the spray is not directed so that it falls on the house. Avoid ponding from excessive watering in low spots and next to structures.

Adjust your irrigation schedules according to the temperature, wind conditions, and weather. Watering during rainy periods is wasteful and potentially damaging due to over watering.

Mowing
Maintain most grass at a height of 2 to 3 inches. Never cut more than 1/3 the length of the blades of grass. Yellow or white tips on the grass indicate a dull mower blade.

Rain gutters and Downspouts
Downspout exit drains should be kept clear of grass and roots to allow any water in rain gutter to flow out. A black extension pipe is attached at the bottom of each rain gutter and extends into the yard at least ten feet. The purpose of this extension pipe is to move water beyond the over excavated and backfilled area around your house. Excessive water in this over-dig area will cause unwanted settling and can damage the outside and inside of your home. Maintaining the rain gutters and extension pipes is critical to the prevention of excessive settling and other water related issues. If your yard was landscaped by Fieldstone, the pipes in the landscaped areas will be buried with an exit drain at the end of the pipe. Keeping this drain free of grass and roots will keep it working correctly. You should never allow the drain end of the downspout extension to be covered, clogged with roots or grass, or to become inoperable in any way. If your yard or portions of your yard are not landscaped, the downspout extension will be left on the ground, extending away from the house. Please note that the pipe is easily moved and should be kept stretched out and pointing away from the home at all times. When you install your landscaping, this extension can be buried but must have an exit drain or some other way of draining.

If the buried or surface downspout extensions ever become disconnected from the metal downspout at the house, they will need to be reattached and screwed together to prevent ongoing problems. A buried downspout extension that no longer reaches the metal downspout may need to be dug up or extended before it can be reattached. Extensions and connectors can be purchased in the landscaping sections of most home improvement stores.

If water or ice comes out around the joint between the black extension and the metal rain gutter downspout, the exit drain end of the black downspout pipe is probably blocked and will need to be cleared. In summer, grass, dirt, gravel, and roots will often impede the proper function of the drain system. In winter, the pipe could be filled with ice. A block by ice will normally start at or under the ground level and can work its way all the way up to the roof level. This can cause damage to the rain gutters, downspouts, the roof and even allow rain or melting snow into your home. Properly installed heat tape can be used to prevent this ice buildup. In all seasons, maintenance of the downspouts and the downspout extensions is the homeowner's responsibility.

Seeding
If bare spots develop on your lawn, contact your nursery for advice on seeding. Grass seed is widely available in home centers and nurseries.

Soil
The soil within this project may have "expansive" characteristics, which is not unusual in many areas. When this soil becomes wet, it is prone to expand, and when it dries, it is prone to shrink. This expansion and contraction may cause

damage to improvements built on top of this soil in the form of tilting, lifting and cracking. Special precautions should be taken in the design and construction of homeowner improvements such as pools, spas, patios, walls, slabs, sheds, planters, decking, landscaping, irrigation, and the like. **It is recommended that planter boxes be kept away from the house foundation soils.** It is also recommended that, prior to landscaping or installing improvements, the homeowner contact a professional soil engineer and structural engineer to evaluate the soil conditions on the lot and, if necessary, to carefully design improvements to account for those soil conditions.

Homeowner improvements should not be constructed without adequate surface drainage being provided to avoid ponding. It is recommended that homeowners install roof gutters, downspout improvements, and corresponding area drain systems. Particular care should be taken to provide adequate drainage away from areas adjacent to the house foundation and other improvements. Homeowners are advised to carefully design and control their landscape irrigation system to minimize soil moisture changes.

Homeowners should check beneath dry-looking surface soil to see if the soil is still wet underneath. If the soil is saturated, watering should be reduced. The best method of reducing the effects of expansive soils is to maintain a constant level of soil moisture. This is especially important adjacent to the house foundation, driveway, walkway, and patio slab improvements.

Proper irrigation control and drainage can mitigate the effects of expansive soils. Even with proper irrigation and drainage, however, some soil movement may occur due to expansive soils. Therefore, improvements should be designed with adequate reinforcement. **Since Fieldstone does not have any control of the quality of design, materials, construction procedures, or labor used in the improvements which homeowners construct on their lots, you are hereby advised that it is your responsibility and that of your contractors and consultants to properly design and install any improvements to avoid altering proper lot drainage and to protect those improvements from damage or negligence.**

Fieldstone's Limited Warranty applies only to the house and other improvements constructed by Fieldstone. Fieldstone will not be responsible for damage to such improvements caused by over watering or improper drainage, or by improper or inadequate homeowner improvements. Fieldstone will not be responsible for damage caused by the homeowner or for any damage caused by improvements constructed by the homeowner. Minor tilting, lifting, and cracking can occur in improvements constructed by homeowners. The use of professional engineering can help minimize these conditions.

Fieldstone is not liable or responsible for damage to improvements not installed by Fieldstone, including but not limited to any lifting or cracking that may be caused by improper maintenance, freezing conditions, settling, or expansive soils.

Trees and Shrubs

During the first year, your trees and shrubs will require more frequent watering. A good rule of thumb is to wait until the surface soil is dry between watering. After the first year, watering once or twice a week is normal. Use a pronged tool to cultivate the soil around your trees and shrubs. This promotes good water absorption. Plants that have yellowed or brown leaf tips may be over or under-watered. Consult your nursery for information of specific watering problems.

Prune trees and shrubs as needed. Consult your nursery for advice on pruning.

Watering

During the first two months, your yard may require frequent watering. We recommend slow, deep watering. This enables root systems to develop. Slopes may require shorter, more frequent watering because it is more difficult for the water to penetrate. Swale areas (also known as drainage courses) will typically require less watering. In normal conditions, your lawn requires watering about 2-3 times a week in hot weather. A withered or limp appearance is a sign of a lack of water. Water in the pre-dawn hours for maximum effect and to prevent evaporation. After an initial start-up period, water minimally to sustain plant growth. Overwatering is wasteful, can cause disease, weeds, moss, fungal growth, and may cause damage and settling to your property and to neighboring properties.

LOCK CARE

If occasional sticking occurs, exterior locks can be easily freed with lubricants sold in most hardware stores. Locks may require adjustment of the strike plate on the doorjamb. This can be done by removing the strike plate and moving the screws into new positions.

An exterior door handle or knob that sticks is most often caused by closing the door too tight. There are two parts to the backset, or latch of an exterior door. When the door is closed, the second, smaller part should not extend into the strike plate on the door jamb. This is a safety feature that prevents the door from being opened with a credit card. When a door is closed too hard or tight, that second, smaller part of the backset latch clicks into the strike plate hole on the door jamb. This will put extra pressure on the backset latch and make it difficult to turn the doorknob. In the correct position, the door will click just one time into the latched position. Two clicks makes the door and the knob too tight.

LOUVERS AND VENTS

Attic ventilation and vents providing fresh air to the furnace, and water heater are required by code and therefore cannot be covered or obstructed. Obstructions in these vents may pose serious health and safety risks. Occasionally, depending on the force and direction of the wind, moisture may infiltrate though these vents, and in the case of attic vents may cause spotting on the ceiling. Fieldstone's Limited Warranty does not cover such weather-related damage.

MIRRORS

To clean your mirrors, use any reliable liquid glass cleaner available at most hardware or grocery stores. Avoid splashing water behind and/or under the mirror. The moisture will cause the silvering to deteriorate.

MOLD

What you need to know about mold. According to the United States Environmental Protection Agency, **mold can be found almost everywhere.** Molds are microscopic organisms that are part of the fungi family and are an essential part of the world's ecological system. Outdoors, many molds live in soil and are key to the natural breakdown and recycling of organic material, such as leaves, wood and plant debris. Lumber used in the construction of homes typically contains some level of molds, fungi, and/or spores. Because it may be impossible or impracticable to eliminate all indoor mold, indoor mold is an important topic about which a homeowner should become informed.

Mold spores are airborne and travel in and out of buildings as air is exchanged and with the movement of people and their belongings. When excessive moisture or water accumulation occurs indoors, mold growth will likely occur, especially if the moisture problem is not discovered. There is no practical method to eliminate all molds and mold spores in an indoor environment. The primary method to control indoor mold growth is to control moisture. The best course of action for any homeowner is to keep the indoor environment as "clean and dry" and free from dust and dirt as reasonably possible.

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

Information available to homeowners. For additional information, homeowners should contact the United States Environmental Protection Agency ("EPA"), applicable state agencies, or other governmental authorities. The EPA Web site contains information and publications regarding mold and other biological pollutants that may be of interest to homeowners. For example, see "Biological Pollutants in Your Home" and "Mold and Your Home" on the EPA Web site (www.epa.gov). Additional mold-related information is available on the Centers for Disease Control and Prevention Website (www.cdc.gov).

Limiting mold growth: A practical approach to limiting mold growth is early detection and prompt resolution of excessive moisture. If you can see mold or detect an earthy or musty odor, you can assume you have a moisture problem. Any moisture problem must be solved in order to arrest and eliminate mold growth. Part of the control of the indoor environment is controlling air moisture. Watch for water condensation on interior surfaces such as walls, windows and areas near air conditioning registers. Uses that have the potential of increasing relative air humidity are such things as habitation, bathing, cooking, plants, washing, and humidifiers, especially if not vented. Other moisture sources, which sometimes can go unnoticed are, water leaks from pipes in walls, and rainwater leakage through windows and roofs. Controlling air moisture is an important action in controlling mold growth. Therefore, keep drip pans from refrigerators and air conditioners clean and dry; Keep the pan under the washing machine clean and dry; Use exhaust fans or open windows when cooking, washing, drying clothes, bathing and showering. Irrigation system timers should be adjusted to reflect seasonal weather changes. A more complete list of homeowners' maintenance obligations relating to mold ("Mold Prevention Obligations") is set forth below.

Report or fix water leaks promptly: Any indication of water leaks or resulting mold at roofs, windows, floors, carpets, etc., should be reported immediately, within 24 hours, to our Warranty Service Department. Our Warranty Service Department will determine if the condition is covered by our limited warranty. **The prompt reporting of any water leak or intrusion to our Warranty Service Department is critical to the containment and minimization of mold growth. Fieldstone will not be responsible for mold resulting from a water leak or water intrusion, which is not promptly reported to our Warranty Service Department.**

Homeowner Maintenance

Homeowner shall take all appropriate steps to prevent conditions that may cause mold or mildew to develop in the property, including compliance with the mold prevention obligations. If a homeowner is a member of a homeowners' association, the homeowner shall promptly report to any such homeowners' association any evidence of moisture accumulation or mold in portions of the project which the association is responsible to maintain. **Fieldstone will not be responsible for mold resulting from homeowners' failure to take appropriate steps to prevent conditions that may cause mold or mildew to develop at the property, including a homeowner's failure to comply with the mold prevention obligations.**

MOLD PREVENTION OBLIGATIONS

- Keep the home free of dirt and debris that can harbor mold (dirt/dust/animal hair and dander are all very efficient hosts for mold).
- Regularly clean and sanitize windows, bathrooms, kitchens, and other home surfaces where water, moisture condensation, mildew and mold can collect.
- Use dry towels or bathmats when stepping out of shower or tub.
- Use bathroom fans while showering or bathing. If no fan exists, open a window to allow proper ventilation and moisture to escape.
- Use exhaust fans whenever cooking, dishwashing or cleaning. If no fan exists, open a window to allow proper ventilation and moisture to escape.
- Maintain regular air flow and circulation throughout the home.
- Use all reasonable care to close all windows and other openings in the home to prevent outdoor water from penetrating into the interior home (i.e., rain, irrigation water, etc.).
- Clean and dry any visible moisture on windows, walls, ceilings, floors and other surfaces including personal property, as soon as reasonably possible.
- Limit the indoor watering of houseplants (total number of plants indoors is also an important variable).
- Not hang wet clothing on indoor drying line.
- Properly maintain your dryer vent exhaust line (clean/remove lint at least once a year or sooner as may be needed).
- Maintain caulking around tubs, showers, toilets, sinks and other interior water receptacles at least once a year and more frequently if needed.
- Maintain caulking around windows, doors and other exterior openings at least once a year and more frequently if needed.
- Maintain window tracks and weep holes at least once a year and more frequently if needed (keep tracks and weep holes clean of debris/dust to allow proper egress of water when rain or irrigated water gets in them).
- Maintain positive drainage and grading away from the foundation and walls of the home.
- Maintain gutters and downspouts in a clean and operable condition at least once a year and more frequently if needed.
- Prevent penetrations of exterior surfaces (i.e., stucco, siding, brick) and roof of home from post construction additions (i.e., trellises, patio covers, awnings, satellite dishes, etc.).
- Maintain and not obstruct fresh air supply to furnace, air conditioner or water heater.
- Maintain and not obstruct air conditioning primary and secondary condensate lines.
- Maintain and not obstruct ventilation installed by Fieldstone in attic, basements, crawlspaces or other locations in the home.
- Prevent irrigation systems from exposing exterior surfaces of the home to water or over saturating/flooding ground/soil near and around foundation of the home.
- Properly use and maintain appliances containing water and other liquids.
- Not alter insulation installed by Fieldstone.
- Prevent clogging of plumbing.
- Check the drain in the washing machine pan to ensure that it is not clogged and that it is sealed properly around the drain.
- Report within twenty-four (24) hours any of the following to Fieldstone:
    a. any non-working fan, heater, air conditioner or ventilation system.
    b. plumbing leaks, drips, sweating pipes, wet spots.
    c. overflows from bathroom, kitchen, or home laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
    d. water intrusion of any kind.
    e. any mold or black or brown spots or moisture on surfaces inside the premises.
    f. broken irrigation systems or standing water near structures.
    g. any adverse health conditions or symptoms related to or suspected to be related to actual or potential mold growth.
    h. any discovery of allergies, predisposition to or heightened risk of adverse health reactions or hypersensitivity, to mold, mildew, or other related organic organisms; and
    i. any musty or unusual odors.
- The use of humidifiers is not recommended beyond35-55% (this includes both whole house and room specific types).

PAINT

The paint on exterior and interior surfaces must be maintained in good condition at all times. Chips, scratches and other breaks in the surface of the paint must be repainted promptly, or serious damage to the underlying wood may result.

Please be aware that all paint is subject to yellowing and discoloration. Yellowing is caused by the natural drying and aging of the paint and by exposure to certain chemicals such as ammonia fumes and others that are found in some household cleaners. Light colors and white painted surfaces are more subject to yellowing than darker colors.

Discoloration of paints in unavoidable. Because yellowing tends to take place over time and relatively evenly on given surfaces, it may not be noticeable until you use touch up paint. Your local paint store can assist you in choosing a touch up paint that will be a close match for yellowed paint. Painting the entire surface may also be needed.

In the event of a repair to your home by our Warranty Service Department, **it must be noted that paint changes color as it seasons, and we cannot guarantee a perfect color match in areas when touch-up is made after original application.**

Interior Paint

Painted interior walls are not "scrub-proof". Scrubbing or harsh cleaners will remove paint. Also, you should avoid washing newly painted interior surfaces for at least three months after you move into your home or after re-painting, to allow the paint to fully set.

When doing paint touch-ups, use a small brush, applying paint only to the spot needing attention. Spackle may be used to cover any small defects prior to paint touch up. Touch-ups may be visible. 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.

For stain touch-ups, products such as Old English Furniture Polish and Scratch Cover are inexpensive, easy to use, and blend in with the wood grain. Follow directions on the bottle. Hardware store also carry a wide selection of touch-up products.

Maintenance of your painted or stained finish products is essential to keeping it looking new for many years. Care should be taken to keep any excess water or moisture away from your painted or stained cabinetry, mantels, and railing. Never use a steamer or steam cleaner on or around any wood surface. Water that can seep into the joints or open-end grains may cause the wood to prematurely expand and could cause the paint to flake or chip. Cleaning painted or stained cabinetry, mantels, and railings should be done using a slightly damp, lint-free cloth. A highly diluted mild detergent, such as Dawn dish soap, may be used in soiled areas. Any excess water should be removed immediately and dried thoroughly.

Exterior Paint

Check the painted/stained surfaces of your home's exterior annually. If you repaint before there is much chipping or wearing away of the original finish, you will save the cost of extensive surface preparation. It is a wise maintenance policy to plan to refinish the exterior surface of your home approximately every two to four years (or as often as your paint manufacturer suggests for your area and climate).

The chemical structure of the paint used on the exterior is governed by the climatic conditions. Over a period of time, this finish will fade and dull. Wood trim painted white or light colors will more readily show grain and cracks and will therefore require additional maintenance.

Do not spray water with a hose or allow sprinklers to spray water on the exterior walls of your home and do not power wash your painted surfaces. This will cause blistering, peeling, splintering, and other damage to the home.

Color names, numbers, and paint brands used in the original construction of your home are provided upon request. Please note that any exterior painting, and any variations from the original colors of your home, may require approval of your Homeowners' Association (if applicable).

PATIOS

Patios, decks, awnings and other structures that you add to your home will not be the responsibility of Fieldstone. We suggest that before you begin any addition to your home, you check with your Homeowners Association and local building officials. This is to make certain that your plans are in compliance with state and local building codes and the CC&R's. It is likely that building permits will be required. A licensed contractor is best qualified to perform this work.

If you install patio covers, consult a professional for proper methods of affixing the covers to your home. Improperly installed patio covers can cause water leaks, which can result in severe damage to your home and its contents, which are not covered under Fieldstone's Limited Warranty.

If you install patios, patio covers, or hardscape relating to patios or yard improvements, you need to have them designed and installed in a manner which does not disrupt proper lot drainage, and which will accommodate soil expansive movement, backfill settling, and or slope creep. Please see and reference the Grading, Soils, Landscaping and Drainage sections of this manual. You should consult with a professional engineer and contractor to make sure these issues are properly addressed.

Since Fieldstone does not have any control of the quality of design, materials, construction procedures, or labor used in the improvements which homeowners construct on their lots, you are hereby advised that it is your responsibility and that of your contractors and consultants to properly design and install any improvements to avoid altering proper lot drainage and to protect those improvements from damage or negligence. Fieldstone will not respond to complaints regarding drainage that arise after, or stem from, changes to or additions to the patio.

PESTS AND PLANT GROWTH

New home construction on previously undeveloped land creates an environment that attracts many unwanted pests. Insects, pests, and rodents may enter any home at any time through open doors, unscreened louvers, etc. Pests and any damage they cause are not covered under Fieldstone's Limited Warranty. Professional exterminators are recommended.

Termites are a special problem and prevention is easier than eradication. Fight termite invasion by making sure the wooden portions of your home do not touch soil directly, and by keeping all exposed exterior wood painted. In certain areas, an annual professional termite inspection is a relatively inexpensive preventive measure. Your grading was designed to be a minimum of 6 to 8 inches below the wood sills when the home was completed. Maintain this grade as it will help keep termites and insects out.

Gophers, ground squirrels, mice, voles and other burrowing animals can wreak havoc with slopes by creating tunnels or burrows. These burrows, while only a few inches in diameter, allow soil erosion to begin deep within your slope. During a rainstorm or with the use of irrigation, water may enter the burrow and carry loose soil away. Over time, the burrow can enlarge and collapse, destroying your slope. It is important that a professional pest control expert be contacted for proper removal of burrowing animals.

During construction of nearby neighborhoods, other animals may attempt to invade your home. These may include coyotes, raccoons, skunks, mice, voles, ants, birds, bees, snakes, and other wildlife. Fieldstone is not responsible for removal of these animals or for repair of any damage they cause.

Weeds and plants are present in the soil prior to the construction of your home and will continue to grow after you move in. It is also possible that plants with long roots (e.g., bindweed, morning glory, alfalfa, etc.) will begin to grow in crawlspaces or through gaps and cracks in your basement, garage, driveway, and other interior or exterior slab areas. **Control of these plants is the responsibility of the homeowner.** Please note that pesticides and herbicides must be used as directed to avoid endangering the health and safety of residents, children, pets, and desirable plants.

PHONE/DATA JACKS

Each home is equipped with telephone or data jacks. Initiating phone and/or internet service is the Homeowner's responsibility. Moving outlets for decorating purposes or convenience is an owner responsibility and expense. Wires for data jacks are connected at the wall plate only. Connection of the wires at the junction, typically in the mechanical room, is the homeowner's or their internet service provider's responsibility.

PLUMBING SYSTEM

We recommend that you become familiar with your plumbing system as soon as you move in. You should know the location of the interior and exterior main shutoff valves and individual shutoff valves in all the bathrooms, utility areas and the kitchen. **In the event of a plumbing emergency, you must close the main water shutoff for the house at once.** Water can cause severe damage to your home and its contents. The main interior water shutoff for the house is normally located in the basement or crawlspace. The exact locations of all shutoffs in your home will be shown to you during your Homebuyer Orientation.

A shutoff valve for the property is also located at the water meter. Your Community Construction Manager will identify the water shutoffs during your Homebuyer Orientation. **Please make certain that everyone in your household knows the locations of the main shutoff valves.**

Other water shutoffs are located under the sinks in the bathrooms and the kitchen. Each toilet has a shutoff valve behind the toilet bowl. Another water shutoff is located on the top of the water heater. It controls the flow of water to the water

heater and should be closed in the event of a leak in the water heater. **You and all other residents of your home should know where these water shutoffs are and how they work.**

See Emergency section on page 8 and 74 for more information.

Each plumbing fixture in your home has a U-shaped drainpipe or trap specially designed to provide a barrier between your home and the sewer. The trap holds water, which prevents the airborne bacteria and odor of sewer gas from entering your home. If any of your faucets are used infrequently, water will evaporate, allowing sewer gases to enter. We suggest all faucets be turned on occasionally to replace evaporated water. After adding water, a small amount of oil can be added on top to slow evaporation. Because of their shape, the traps are the most likely area to become clogged. Periodically check under kitchen and bathroom cabinets for leaks.

If you detect the odor of sewer gas from a sink after you have ensured there is water in the sink trap, try using some bleach to kill any bacterial growth. Flush with bleach, let sit for five minutes, rinse with water, and repeat as needed.

The following rules and information apply to your plumbing system:

Fiberglass or Acrylic Bathtub and Shower Stalls

Fiberglass or acrylics are lightweight materials, which add beauty and style to bathroom tubs and showers. You can preserve the original high gloss finish by regular cleaning with a liquid soap or detergent. **Do not use abrasive cleansers.** Always rinse the walls and the door of the shower after each use.

Fixtures

Plumbing fixtures are susceptible to damage and staining if water is permitted to stand on the surfaces and by the use of an abrasive cleansing product. Most of the plumbing fixtures in your new home are plated with polished brass, chrome, or other finishes that are resistant to water corrosion. The plating materials forming these finishes are, however, relatively soft, and can be damaged with abrasive cleansers, scouring pads, and tools. Clean the fixtures with warm soapy water and a soft sponge or cloth. Rinse with clear water, wipe dry to prevent spotting and soap buildup.

If water is permitted to accumulate and stand at the base of the fixtures, corrosion and tarnishing can result. Always wipe the area dry.

Hard water can spot and damage bright chromed plumbing fixtures. While this is not entirely preventable, you can minimize the staining and discoloration by drying the fixtures after each use.

Avoid using excessive force when you turn your faucets on and off. The seals in the faucets can be damaged by such abuse in a short time.

Faucets are equipped with aerators, which mix air with the stream of water to prevent splashing. They need to be cleaned occasionally to remove a build-up of mineral and other deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and carefully rinse the washers and screens. Replace the parts in their original order and screw the aerator onto the faucet. Perform this homeowner maintenance as needed, usually every few months. Replacement parts are often available at your local plumbing supply store.

Toilets

Toilets are made of vitreous china, a glasslike material that is highly resistant to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object. Do not lean against the tank as this will loosen the joints and can cause the tank to break.

Water conservation regulations have mandated the use of low flow or water-saving toilets in new homes. These toilets use less water, so they are important elements in the water conservation program. However, at times you may notice an incomplete flush. When this happens, allow the tank to refill, and then repeat the flush. The tank holds about 3 gallons, about twice the amount used in a normal flush. If needed, hold down the handle to drain the tank completely. Feminine products, tissues, diapers, and baby wipes should never be flushed down toilets.

Always keep a plumber's plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shutoff valve on the backside of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that occur within the first 30 days and are construction related may be covered by the Fieldstone Limited Warranty. Stoppages that are not construction related are the responsibility of the homeowner. If you are unable to clear the obstruction yourself, we suggest that you call a licensed plumbing contractor.

Most blockages in plumbing drains, including toilet drains, are progressive – they begin slowly and get worse over time until the drain is completely blocked. Use a plunger at the first sign of a slow drain. This simple step can prevent most serious drain blockages.

IMPORTANT! USE OF ANY TOILET CLEANERS THAT ARE APPLIED IN THE TANK, VOID THE WARRANTY. In-tank cleaners can damage the rubber, metal, and/or plastic components of tank parts causing leaks and hindering toilet performance. To clean bowls, use toilet bowl cleaners—applied to the toilet bowl—and a nylon brush when necessary. Use of a metal brush will create marks in the bowl.

Automatic drop-in tablets with bleach are a very effective disinfectant. Unfortunately, bleach tablets drastically shorten the life of toilet tank parts and seals. The chemicals in these tablets will cause the seals in the toilet to break down and leak. Using these products will void your warranty.

Do not use drain cleaners in the toilets. The chemicals in drain and other caustic cleaners (chlorine tablets, etc.) can damage the toilet seals, including those in the tank and cause a leak to occur.

If the flush valve fails or begins to leak, you can purchase a new flush valve at a home center or hardware store. If you are not entirely comfortable with this project, a licensed plumbing contractor can perform this task for you.

Shower Doors/Tub Enclosures

Always rinse the walls and door of the shower after each use. Inspect every six months, or at any sign of leakage, for proper fit and for deterioration of the rubber sweep at the bottom of the door. Adjust the door and replace the sweep if necessary. At the same time, inspect the caulking, and re-caulk where any separations appear.

Water Heater

Your water heater is covered by a warranty from the manufacturer. Please read the operating instructions that the manufacturer provides.

Periodically, and no less frequently than every three months, check the area around the hot water heater for leaks. In the event of a leak in your water heater, turn off the water supply to the water heater, close the shutoff valve on the top of the water heater, and turn off its gas supply line. Call the manufacturer listed on the front of the water heater to request service.

If you discover you have no hot water, check the pilot light, temperature setting, and water and gas supply valves before calling for service. Also, some water heaters have an electric igniter. There is an On/Off switch at the top of the heater that controls the blower mechanism. If this switch is in the OFF Position, the ignitor will also not turn on. Check the GFI plug the blower is connected to as well as the circuit in the electrical box to make sure it hasn't been tripped. Refer to the manufacturer's literature for specific locations of these items and other trouble shooting information.

If the water temperature is not hot enough, adjust the temperature at the water heater by following the manufacturer's instructions, usually printed on the tank**. If you have small children, do not set the temperature high enough that the children might accidentally burn themselves when using the hot water.**

Furnaces will typically have combustion air vents run to them. Never cover or block these vents on the inside or outside of the house. Air from outside is needed to supply oxygen to the furnace. If they are covered or blocked, the furnace may draw air down the vent pipe, pulling poisonous exhaust fumes into your home.

While some water heaters do not require additional insulation, we suggest that you consider an inexpensive water heater blanket when it is appropriate. This can save significantly on the cost of operating the water heater. These products are available at home center and hardware stores. Check the operating manual that came with your water heater before you add an insulating blanket.

Your water heater should be drained and flushed every six months, or otherwise as according to the manufacturer's suggestions. This simple procedure will remove accumulated silt and debris to improve efficiency and durability.

Water Lines

To minimize stagnation, plumbing systems should be maintained by running water through each faucet for approximately one minute each week.

In the event of water leaks, you will find shutoffs at the following locations (The locations of these valves will also be pointed out to you during your Homebuyer Orientation):

- Individual water shutoff valves are located behind each toilet, under each sink and at your water heater, dish washer and washing machine. Use these shutoffs to isolate local leaks.
- Inside your home, you have a main shutoff valve. This shutoff is typically located on the front wall in the basement or crawlspace. If you do not have a basement or crawlspace this shutoff is normally found in the closet under the stairs.
- The main shutoff valve is usually located in the meter box in the front yard park strip.

Frozen Pipes

Keeping your home heated at a normal level will help prevent pipes from freezing. The heat should not be set lower than 65 degrees Fahrenheit if you are away during the winter months. If you are away for an extended period of time, turn off the water to your house and drain your water supply lines. Garage doors should be closed to protect plumbing in adjacent rooms. During periods of extreme cold (less than zero degrees F), even properly installed and maintained pipes may freeze. If such extreme cold occurs, open cabinet doors to allow additional heat to reach the pipes, and turn on the faucets to a slight continuous drip to help reduce the possibility of frozen pipes. Never use an open flame to thaw frozen pipes. **Always disconnect garden hoses before the outside temperature reaches freezing. Leaving the hoses connected will cause your pipes to burst when they freeze. Freeze related breaks to the hose spigot pipe are not covered by warranty.**

Clogged Drains

Many plumbing clogs are caused by improper garbage disposal use. Always use plenty of cold water when running the disposal. Allow the water to run a minimum of 15 seconds after shutting off the disposal.

Clogged traps can usually be cleared with a plumber's plunger. If you use chemical agents, follow directions carefully to avoid damage to the fixtures or personal injury.

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

Garbage Disposal

For information on your disposal, see the Appliances section on page 37.

Washing Machine Pan and Drain

For information on your washing machine, see the Appliances section on page 37.

RADON ACTIVE SYSTEM

A Radon system is optional: if your home is equipped with an active radon system, follow this information regarding its maintenance. The active radon system has a fan in the attic that should be on at all times. The way to know if this fan is working is to check the clear U-shaped tube with red liquid in it that is connected to the Radon System. If the red liquid is uneven, the fan is working. If the red liquid is level at zero on both sides of the U, the fan is not working. The first thing to do in this case would be to check the breaker in the breaker box, find the breaker that the radon system is on, turn it off, and back on. Check the U-shaped tube again to see if the red liquid is still level at zero (the fan doesn't work), or if the red liquid is uneven, or lower/higher on one side of the U than the other (the fan is working fine). If resetting the breaker does not fix your issue, contact a radon system installation company for assistance.

RAIN GUTTERS AND DOWNSPOUTS

Your home is equipped with rain gutters that you will need to protect through seasonal inspections. Check and clean the gutter, downspouts and drains at least twice a year, especially after leaves fall on your roof. Make sure both gutters and downspouts are kept clear. Corners and joints should be checked and repaired at the same time, using readily available commercial sealers. Downspouts that are not tied into drains should be extended at least ten feet into a planted area to prevent erosion.

Water dripping from gutters during winter is due to ice buildup inside the gutter and downspout. This is a condition that is not covered by your warranty. Ice/Heat tape can be installed in the gutter and downspout to help prevent ice buildup in gutters and along eaves. Ice/Heat tape should extend the full length of downspout and extension pipe.

Ice buildup, if not removed, may cause water to enter your home. It can also cause the gutters to sag and potentially fall, especially if the sagging causes the pins to fail or come out. Damage due to improper maintenance by the homeowner or blockages due to ice, debris etc., will not be covered by the Fieldstone Limited Warranty.

Inspect the gutters, downspouts, valleys, roof to wall flashings, and vent pipe flashings at least once each year and after each heavy rain or windstorm. Downspouts should be directed so that erosion of the soil is prevented. Connection to a yard drainage system is strongly recommended.

A black extension pipe is attached at the bottom of each rain gutter. The purpose of this extension pipe is to move water beyond the over excavated and backfilled area around your house. Excessive water in this overdig area will cause unwanted settling and can damage the outside and inside of your home. **Maintaining these rain gutter extension pipes is critical** to the prevention of excessive settling and other water related issues. If your yard was landscaped by Fieldstone, the pipes in the landscaped areas will be buried with an exit drain at the end of the pipe. Keeping this exit drain free of grass and roots will keep it working correctly. Maintenance of this pipe will also include cleaning any

accumulated soil or sediment inside the buried part of the pipe. You should never allow the exit drain end of the downspout extension to be covered or become inoperable in any way. If your yard or portions of your yard are not landscaped, the downspout extension will be left on the ground, extending away from the house. Please note that the pipe is easily disconnected or moved and should be kept stretched out and pointing away from the home at all times. When you install your landscaping, this extension can be buried but must have some way of draining.

If the downspout extensions ever become disconnected from the metal downspout at the house, they will need to be reattached and screwed together to prevent ongoing problems. A buried downspout extension that no longer reaches the metal downspout may need to be dug up or extended before it can be reattached. Extensions and connectors can be purchased in the landscaping sections of most home improvement stores.

If water or ice comes out around the joint between the black extension and the metal rain gutter downspout, the exit drain end of the black downspout pipe is probably blocked and will need to be cleared. In summer, grass, dirt, gravel, and roots will often impede the proper function of the drain system. In winter, the pipe could be filled with ice. A block by ice will normally start at or under the ground level and can work its way all the way up to the roof level. This can cause damage to the rain gutters, downspouts, and the roof. Properly installed heat tape can be used to prevent this ice buildup. In all seasons, maintenance of the downspouts and the downspout extensions is the homeowner's responsibility.

ROOFS

The roof on your home is made of asphalt composition shingles. While these materials will provide years of service and weather protection for your home, a few reminders on the maintenance of your roof could save a great deal of expense and discomfort in the future.

DO NOT WALK ON THE ROOF OF YOUR HOME UNLESS ABSOLUTELY NECCESARY. The weight of a person can easily damage the shingles. Leaking may occur, and costly repairs could be necessary. Access to your roof is not necessary under normal conditions. If access to your roof is required, call a professional roofing contractor for advice and assistance. Broken shingles discovered after your Homebuyer Orientation will not be the responsibility of Fieldstone.

Do not nail anything to your roof. Television antennas, wires, satellite dishes, and other potential attachments may cause leaks and may not be allowed in your neighborhood, depending on the applicable CC&R's. You will need to check with your Homeowners' Association (if applicable). If allowed, any such attachment should only be made by a licensed roofer. Fieldstone's Limited Warranty does not apply to attachments or roof penetrations that were not part of the original construction, or to any damages resulting from such attachments or penetrations.

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

At least once per year, and after severe weather or upon any sign of water intrusion through the roof, you should have a maintenance inspection and "tune-up" of your roof by a roofing professional. Yearly inspections and maintenance by a roofing professional will help prevent or eliminate conditions which commonly result in roof failures.

SETTLING

All homes settle to some degree. Some settling or adjustment in lumber and framing members is normal and should be expected.

If moldings show slight joint separation, fill the cracks with wood filler. If nails work out of position, reset them with a hammer and nail set; fill the holes with wood filler or spackle; then touch up with paint. Normal settling, expansion and contraction also may cause small interior wall cracks around doorways and at wallboard joints. The best time to fill and sand such cracks is when you repaint. It may be two years or more before most of the settling and shrinkage in your yard and home is complete.

SIDING (SEE EXTERIOR FINISHES)

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

Smoke detectors and carbon monoxide (CO) detectors have been installed in your home. The type of smoke detector, the installation procedure, and the location(s) of the smoke and CO detector(s) are selected to meet the requirements of local and state building codes. **Do not move or disable the detectors.** If you feel the need for additional protection, consider purchasing and installing additional smoke and/or CO detectors.

Your smoke and CO detectors require batteries. The batteries should be replaced every year or as needed. Daylight savings is a good time to remember to change the batteries. You should conduct monthly testing of the smoke and CO detectors. Other care or maintenance should also be conducted as provided in any manufacturer provided literature.

STORM WATER POLLUTION PREVENTION

The storm drains are not connected to the sanitary sewer system. Rainwater and irrigation picks up pollutants from many sources and carries them through the storm drain system and into local streams, rivers and lakes. Sediment from erosion is not allowed in the storm drain system at any time. Stockpiles of sand, dirt or other landscaping materials that could be washed into the street and storm drain system are not allowed. Pesticides, herbicides and fertilizers should be used sparingly, according to the directions and kept in the original containers. Recycle yard waste or compost it.

Try to use non-toxic or biodegradable products whenever possible, especially on the exterior of your home. Use water sparingly on the exterior of your home and when washing your car. Sweep concrete driveways and sidewalks, rather than cleaning them with a hose.

For further information regarding pollution prevention, please call your local city or county government.

STUCCO (SEE ALSO “EXTERIOR FINISHES”)

Small cracks in stucco, up to 1/8” in width, are normal. Stucco can discolor from exposure to wind, rain, environmental pollutants and landscaping irrigation and improvements made after construction. Any cosmetic problems in the stucco must be reported at the Homebuyer Orientation or they will not be covered by the Fieldstone Limited Warranty. Prompt landscaping can minimize the discoloration of stucco. Homeowners should consider cleaning of stucco by a professional as needed.

SUMP PUMP

If your home is equipped with a sump pump, or if one is later added, you should periodically check (at least every three months) to confirm that that the pump is functioning properly. If the pump drains to an exterior location or drain outlet, you should be able to visually observe water being pumped out of the sump pump system during its operation. Improper functioning or inadequate maintenance may lead to a buildup of water in the crawlspace and/or basement. Regular and close observation of these conditions is important to help avoid water-related problems such as mold and/or incidental and consequential damages to personal property.

UNDER PORCH STORAGE

The temperature in the under-porch storage area will change significantly with the seasons. This space is not designed or insulated to stay cold in the summer or warm in the winter. Especially if your porch is in direct summer sunlight, this space will get quite warm in summer.

Power washing of the porch slab is discouraged as water will likely infiltrate under the stone or siding, and then between the house and the porch slab, where it can make its way down into the under porch storage area.

In cool and cold months, it is expected that water vapor will condense on the underside of the concrete slab or corrugated metal decking. This may result in dripping or trickling water. Reducing the humidity in the home and leaving the door to the under porch storage space open will help to reduce condensation. A fan in the under porch storage may also help to move air around and avoid condensation.

WALLS

See Interior Walls on pg. 54.

WATER CONSERVATION

Because energy is needed to heat water and run appliances, water conservation can save both water and energy.

Every time a toilet is flushed, about 1.6 gallons of water goes into the sewer. Do not use the toilet for things that should go into the wastebasket.

A partially full tub uses far less water than a long shower, while a short shower uses less water than a full tub. Your home has been equipped with a water conserving showerhead.

Always load your dishwasher to capacity before turning it on. Most models use about 7 gallons per run. The same rule applies to a washing machine, which uses 15 to 20 gallons for each load.

Repair all faucet leaks promptly to avoid letting valuable water run down the drain. Just a slow drip can waste up to 15 to 20 gallons a day while 1/16-inch faucet leak wastes 100 gallons in 24 hours! Turn off the water while brushing your teeth or shaving to avoid wasting water.

Outside the home, the basic principle of lawn and garden watering is not to give the grass and plants more than they need. Water only when plants show signs of needing moisture. Avoid overwatering and runoff. Water in the cool of the evening or night to avoid excessive evaporation. Use herbicides and fertilizers sparingly according to the direction on the original container and avoid use if rain is forecast.

Do not let the hose run while washing the car, use a bucket and biodegradable soap. Sweep down sidewalks and driveways rather than hosing them off. Please note that the storm drains are not connected to the sewer system and everything that enters goes into local streams and rivers.

See also Landscaping, Drainage and Grading on pages 53-57. For more tips, see www.slowtheflow.org.

WINDOWS

Window glass should be cleaned with water and mild cleaning products designed for use on windows. Do not clean windows with solvents, putty knives, abrasive pads or cleaners, these may cause scratches. Many chemical products can disintegrate the rubber gasket material resulting in leaks or fogging of dual pane windows. Fieldstone's Limited Warranty does not cover scratched or broken glass windows unless reported at Homebuyer Orientation.

Do not apply window tinting or other materials made of film to double-glazed windows and doors. The use of these materials can cause a buildup of heat between the panes of glass. This excessive heat will destroy the seals and permit water condensation to form between the panes. Aluminum foil also causes a heat buildup between window panes and should not be used. Use of such products will void coverage under the Fieldstone Limited Warranty for the affected windows.

Window screens should be removed and cleaned every six months with water and a mild soap. Inspect window screens annually for holes, tears, or other deterioration. Window screens should be repaired or replaced when and if necessary. Fieldstone's Limited Warranty does not cover holes or tears in window screens unless reported at Homebuyer Orientation.

Consider your Homeowners Association regulations before you install window coverings that are visible from the street or other areas of your neighborhood.

Inspect the caulking around your windows annually. Repair or replace missing caulk promptly. Inspect the interior and exterior paint on your window trim annually. Use touch up paint as required. Repaint every two years or as necessary.

Window and door frames have small weep holes at the bottom to permit water to drain from the tracks. To facilitate proper drainage and to help prevent leaks and other problems resulting from standing water, keep the weep holes open and free of debris such as dead bugs, dust, etc. Do not flood window and door frame tracks. Excessive water can overflow the track and back up into your home.

During a rainstorm it is normal to have water in the window tracks.

Window and door tracks are soft and can become damaged if they are not kept clean. Use a broom or a brush to loosen collected debris. Removing the window tracks and vacuuming below them, should be a part of your regular cleaning routine. Do not use abrasive cleaners as they may scratch or damage the window or vinyl frame. If windows and doors do not slide freely, an oil-free silicone lubricant can be used on the tracks. **Do not use any oil-based lubricant.** Oil attracts dust and dirt that become embedded in the lubricant and will damage the vinyl window frames.

During high winds, air and water will penetrate your windows and door frames, especially through the weep holes at the joint between the operable and inoperable parts of the window. This is normal. The weep holes are necessary for proper drainage and should be kept clear at all times.

WOOD TRIM

See the discussion under "Painting," above.

Maintenance Schedule

Refer to the maintenance section for more detailed information.

EVERY MONTH

GFI OUTLETS	Press the test and then the reset button to check for proper operation.
SPRINKLER SYSTEM	Check for leaks and for improperly functioning irrigation heads (especially any spraying the house, fencing, etc.).
KITCHEN FAN FILTER	Clean filter and fan housing. Eliminate built-up grease.
PLUMBING	Check all sinks, toilets, showers, tubs, and the water heater for any leakage.
SMOKE DETECTOR and CARBON MONOXIDE DETETECTOR	Press the test button to check for proper operation.
WINDOWS	Vacuum out window tracks.
FURNACE/FORCED AIR UNIT	Clean or replace filter as needed.

EVERY THREE MONTHS

AIR CONDITIONING DISCHARGE POINTS	Check the flow of the discharge points to keep open and free of obstructions; Check that water drainpipes are correctly positioned near a floor drain.
BRICK/ STONE	Check small drain holes near the base of brick sections to make sure they are cleaned out and free of debris.
CAULKING	Check condition of caulking at sinks, bathrooms, tubs, showers, counters, windows, etc., for gaps or other deterioration. Re-caulk where needed to prevent water intrusion.
CONCRETE	Clean all oils and grease. Confirm no ponding of water on flatwork or against concrete foundation.
DRAINAGE	Confirm maintenance of proper and effective drainage, with no persistent puddles after irrigation or rain.
EXTERIOR DOORS	Inspect finish for peeling and cracking; touch-up where required. Polish tarnished hardware. Lubricate hinges and locks if required. Adjust weather-stripping as needed.
EXTERIOR SIDING OR OTHER FINISHES	Inspect for peeling and cracking; Re-paint and repair damaged areas as needed.
GARAGE DOOR	Lubricate hinges, rollers, rails and opener chain/drive, as needed. If your garage opener is a belt drive, do not lubricate the belt.
INSULATION	Make sure insulation is tucked into its correct position. If the home has a crawlspace, care should be taken to ensure that insulation does not cover the cross-ventilation openings.
INTERIOR DOORS	Lubricate hinges. Tighten knobs, as necessary. Check doorstops for proper operation.
SUMP PUMP	Confirm that that the pump is functioning properly.
WROUGHT IRON FENCING	Inspect for nicks and scratches; touch-up with paint as needed. Areas with obvious rust should be sanded and repainted immediately with water resistant primer and paint.

WINDOWS	Lubricate rollers and latches with silicone. Check caulking, and re-caulk as appropriate. Check all window sills and baseboards for any signs of leaks or mold. Confirm weep holes are clear and open.
WATER HEATER	Check area around water heater for leaks.
WOOD CABINETS	Apply a proper wood protection product (for example lemon oil) to all surfaces. Review cabinet manufacturer recommendations as to proper products.

EVERY SIX MONTHS

FAUCET AERATORS	Check water flow. Clean filter screens or replace aerator if needed. **NOTE: Do this check every two months for the first six months.**
GARAGE DOORS	Adjust travel and tension.
GRANITE AND MARBLE	Seal every 6 to 12 months depending on the type of stone.
GUTTERS, DOWNSPOUTS AND DRAINS	Clean out debris and confirm water is exiting to an appropriate drainage device or location away from the structure.
SHOWER DOORS	Inspect for proper fit and leaks. Inspect silicone and re-silicone where necessary.
TILED AREAS	Inspect for loose or missing grout or caulking. Re-grout or re-caulk as needed. Seal grout and the surfaces of granite and marble every 6 to 12 months.
TUB ENCLOSURES	Inspect for proper fit and leaks. Inspect caulking and re-caulk where necessary.
WATER HEATER	Flush to remove accumulated sediment. Confirm no leaks.

EVERY YEAR

CARPET	Have carpets cleaned by a professional service that uses a truck mounted extraction system.
DRYER VENT	Clean and remove lint from dryer vent exhaust line at least once a year or sooner as may be needed.
EXTERIOR CONCRETE (including garage slab)	Seal with proper weather sealant to provide added protection against common and anticipated deterioration. This is most effective when done in the fall.
EXTERIOR DOORS	Re-finish or re-paint, if necessary due to peeling or deterioration of paint on door and trim. Check weatherstripping and replace or adjust as needed.
EXTERIOR PAINT	Inspect for cracked or peeling paint. Re-paint and repair damaged areas as needed.
FIREPLACES	Check for proper operation of fireplace.
GARAGE DOORS/ OPENERS	Inspect doors and openers; For your safety, have any needed service or adjustments made by a qualified specialist.
LAUNDRY ROOM FLOOR DRAIN	Check and clean for proper drainage operation.
PLUMBING SHUTOFF VALVES	Check for proper operation by closing, testing, and then re-opening.
ROOFS	Visually inspect for dirt and debris in valleys, flashings, gutters and downspouts. Have roof inspected by a roofing professional each fall season.
SMOKE DETECTOR and CARBON MONOXIDE DETETECTOR	Replace batteries.

STUCCO, STONE, AND BRICK	Check for efflorescence and remove. Check for leaks, and repair leaking conditions. Clean dirt and pollution build-up as needed with low pressure hose.
WINDOW TRACKS/ WEEP HOLES	Clean tracks and weep holes to remove debris/dust and allow proper egress of water when rain or irrigated water gets in them.
WOODEN DECKS AND STAIRS	Re-seal all surfaces in a manner consistent with sealant manufacturers' recommendations.
WOOD FENCING	Inspect posts, rails and boards. Eliminate earth to wood contact. Adjust sprinklers to prevent saturation. Re-seal or re-paint as needed.

EVERY WINTER

EXTERIOR WATER SPIGOTS	Disconnect all hoses before frost develops. Do not leave hoses connected during winter months. Freezing can cause lines to break and leak.
CRAWLSPACE VENTS	To prevent condensation buildup, ensure that all crawlspace vents are open, and that air can flow through them freely.
FURNACE	Install new furnace filter each winter, to maximize airflow for winter months.
GUTTERS AND DOWNSPOUTS	Make sure the gutters, downspouts, and downspout exit drains flow away from the house and are free of debris to minimize ice damming, and to allow proper drainage during freeze/thaw cycles.
LANDSCAPING	Drain, blow out, and inspect irrigation system before frost develops. Remove backflow preventer and take into house for winter.

Glossary of Terms

AAMA - American Architectural Manufacturers Association.

Aerator - Located at the end of kitchen and bathroom faucets. It mixes air with the water in order to provide a smooth, splash-free flow of water. Debris and mineral deposits may gradually collect in the aerator, restricting the flow of water.

Attic Access – The opening in the ceiling which gives access to the attic space. This is also called a crawl hole or scuttle hole.

Base/Baseboard - The strip of molding or trim at the bottom of walls. The baseboard adds an attractive finish and protects the wall from scuffs and damage from furniture and vacuum cleaners.

Base Shoe (or ¼ round) - An additional strip of molding tacked to the baseboard. It is normally installed to overlay the cut edges of wood and laminate flooring.

Berm - A small ridge of soil that directs the flow of rain and irrigation water toward gutter, storm drains or sewers.

Caulking - A widely used filler material. Primarily, it is used as a sealant around sinks, tubs, showers and countertops. Other applications for caulking include sealing window and door frames, filling minor cracks in drywall and gaps between wood members. See also silicone.

Circuit - The electrical system in your home is separated into individual units referred to as circuits. Depending upon the layout of your home and electrical codes in your area, each circuit may be designed to operate a specific area of the home or a single appliance.

Circuit Breakers - Prevent electrical overload or shorting. The circuit breaker stops the flow of electricity along the circuit when an overload or short occurs. It can be reset manually by moving the circuit breaker lever OFF and then to the ON position once the source of overload has been corrected. Refer to the Electrical Systems section of this manual for more information.

CC&Rs - This is a real estate law term that stands for Codes, Covenants and Restrictions. CC&Rs are the various conditions that are stated on each deed to property.

Common Areas - Most neighborhoods have areas that are common property and owned by the homeowners' association. These areas may include streets, parking areas, walkways, slopes and recreational areas. They are maintained, and their use is governed by the homeowners' association.

Condenser - The unit of an air conditioning system that is located outside the home. Also called the compressor.

Cultured Marble - This is a durable, man-made product that simulates the beauty of natural marble. It is most often used as a tub surround or bathroom countertop.

Customer Service Representative - The person who is responsible for reviewing your warranty requests and acting upon them. Also known as Warranty Service Representative.

Dehumidifier - An appliance that removes moisture from the air. Used most frequently during the summer months, a dehumidifier dries the air of rooms below ground level such as a basement.

Drywall - The interior walls of a home are usually covered with drywall. The material is fire resistant and can be textured and painted to compliment the style of any home. Also referred to as sheet rock, wallboard or gypsum board.

Easements - A real estate law term that indicates a portion of your property that has a right to use by others or restricts your ordinary rights of ownership. Examples of residential easements are front yard utility easements and open space easements. Also see Public Right of Way.

Efflorescence - The white, powdery substance that sometimes accumulates on stucco, masonry and brick.

Emergencies - Emergencies are defined as situations in which a home and/or its occupants are in danger. Included are fire, dangerous electrical problems, leaking water and complete stoppage of all drains. Please refer to the Warranty Service section on Emergencies found in this manual.

Emergency Shutoffs - The main and secondary control valves and switches that can immediately stop the flow of water, gas and electricity to your home. The main utility controls outside your home serve as emergency shutoffs. Secondary shutoffs

for water and gas are located inside your home. Individual electrical circuit breakers are located in the electrical panel box. Also see Utility Controls.

Erosion - The flowing of water from irrigation systems or rain that wears away soil and landscaping and can change the drainage of the yard. Most erosion can be prevented by maintaining the original grade of the yard.

FAU - Abbreviation for Forced Air Unit. The FAU is your furnace or heating unit.

Fluorescent - The lighting fixtures that provide an even, soft illumination, typically in kitchens and bathrooms. Fluorescent tubes are more efficient than traditional incandescent bulbs.

Fluffing - See Shedding.

GFI/GFCI - Abbreviation for Ground Fault Circuit (GFI) and Ground Fault Circuit Interrupter (GFCI). This is a device similar to a circuit breaker in that it is designed to interrupt the flow of electricity. GFCI circuits or GFI outlets are usually located near sinks and tubs or where the threat of water is likely. They will also be found outside, in the garage and in an unfinished basement. In the event of a short circuit such as dropping an appliance into a filled tub or sink, the GFCI will immediately stop the flow of electricity along the circuit and help prevent a serious electrical shock.

Graphite - A carbon-based powdered substance that is used as a lubricant for applications in which oil is unsuitable. Graphite is recommended for use on your window and door hinges and locks.

Grout - The material visible between squares of ceramic tile.

Gypsum Board - See Drywall.

Hardware - The hinges, locks, handles and other metal attachments to doors, cabinets and drawers. Also towel and toilet paper holders.

Header - The header is a relatively heavy, structural wood piece that spans the space over door and window frames. The header supports other structural lumber.

Hollow-Core Door - Interior doors are frequently constructed of thin plywood or Masonite sheets that are bonded to a frame. The inside or core of the door is hollow. This reduces weight yet provides good insulation.

Homeowner Maintenance - Your new home will last a lifetime if you routinely maintain its various features. Some of these maintenance items have been indicated in the Maintenance section of this manual. This maintenance is the responsibility of the owner.

Homeowners' Association - Many neighborhoods are governed by a small group of homeowners who represent the interests of all nearby homeowners. The association is usually formed by the builder and is turned over to the homeowners when the majority of the homes are sold. The association collects dues that are to be used for proper maintenance of the common areas and to communicate with its members.

Humidifier - an appliance that restores moisture to the air during dry, winter months.

Incandescent - Lighting fixtures that use traditional light bulbs are called incandescent fixtures. Incandescent lighting is used for lamps, spot lighting and exterior lighting.

Joists - The solid and engineered wood structural components of the floor and ceiling (trusses) of your home are called the joists.

Laminate Flooring - The resilient flooring used in kitchen and bathrooms. A durable multi-layered synthetic flooring with a clear protective layer, made to simulate wood. It is similar to LVP (Luxury Vinyl Plank), which is more water resistant.

Manufacturer's Warranty - The appliances and certain other components of a new home that are covered by warranties supplied by the original manufacturers. These warranties are passed on to you by Fieldstone and are your responsibility to manage. They include components of the plumbing and electrical systems, heating and air conditioning system, water heater, roofing, and other manufactured items.

Masonry - The stucco, stonework, fireplace, chimney and brickwork in a home.

MDF - Medium Density Fiber Board. Made of small particles of wood and glue combined under high pressure.

Nail Pops - The natural expansion and contraction of wood can cause nails to move or "pop" out of place. The nails can usually be reset.

OSB Board – An engineered wood product that has similar properties to plywood. OSB is used in walls, floors and roofs.

Porcelain Enamel - The typical finish of stovetops and other appliances. Refer to the booklets furnished by the manufacturers for proper maintenance and care.

Public Right of Way - Similar to a front yard utility easement, however, ownership differs. The city or county is the public landowner, while the right to use and maintain the land is given to the adjacent property owner or homeowner. Also see Easements.

Quality Control - Fieldstone personnel have inspected your home for conformance to industry standards and those of Fieldstone.

Resilient Flooring - See Vinyl Flooring.

Request for Service - A form or method of contacting Fieldstone (through the Homeowner Portal), used by the homeowner to request service under the terms of Fieldstone's Limited Warranty. All such requests must be in writing. Only those items covered by the Fieldstone Limited Warranty should be listed.

Return Air Vent - The heating and air conditioning system requires return air vents to draw air back into the system. These vents look similar to regular air vents without a control lever.

Ridging - A filled joint in drywall which becomes visible due to natural expansion and contraction of the materials.

Sealant - Commercial products which are used to seal porous materials or gaps between materials from the invasion of moisture. See caulking for more information.

Secondary Damage - Damage to furniture or possessions resulting from a defect or deficiency in the home.

Settling - In the first months and years after a new home is built, some settling can occur inside and outside of you house as the underlying soil gains and loses moisture. Some settling is normal.

Sheathing - The OSB plywood surfaces of your home used as a base for stucco, siding and shingle or tile roofs.

Shedding - Tiny pieces of loose carpet fibers working their way to the surface. Shedding gradually goes away after time with repeated vacuuming.

Silicone Sealant - A flexible and waterproof substance that can be used as a sealant for sealing joints around baths, sinks or other plumbing fixtures.

Silicone Lubricant - A clear film that lubricates but does not attract dirt and grit, ideal for mechanical parts of a home.

Solid Surface Countertops - Several manufacturers produce solid surface countertops. These man-made products are very durable and are made especially for use as countertops.

Spackle - The soft, putty-like material that is used to fill surface irregularities in drywall. Its most common use is to fill nail holes in walls before repainting.

Stucco - The cementitious material that covers the exterior of many homes. Stucco provides excellent durability, insulation and beauty to the home. It is relatively brittle, so you should avoid sharp blows to the walls.

Stucco Weep Screed - This lets water out of the bottom of Stucco through perforations. It stops the stucco from bonding to the cement foundation where water might pool.

Studs - The vertical wood structural members in the interior and exterior walls of a home.

Subcontractor - Also called a Trade Partner or Trade. Most homes in Utah are built by specialized trades who contract with larger builders or developers. This allows the builder to select those trades with the highest standards of quality and a good reputation. Examples of trade partners are plumbers, roofers and electricians.

Sub floor - The plywood or OSB that is installed beneath the finish floor.

Swale - A long narrow depression in the ground (similar to a shallow ditch). It is designed to channel rain and irrigation water along its path and toward the street or other drainage areas.

Tack Strips - The devices between the flooring and carpeting that are used to hold wall-to-wall carpeting in place.

Title 24 (Energy Conservation Act) - Title 24 is a building regulation that establishes standards and construction requirements to conserve energy. The standards include not-to-be-exceeded specifications for heating and air conditioning systems, door

and window materials, window blinds, insulation and other features of a structure. Title 24 standards vary for different structures so those for one home may differ from those of another nearby home.

Thermostat - The wall-mounted device that controls the heating and air conditioning so that a desired temperature is maintained in the home.

Underlayment - The layer of wood between a vinyl floor and the framing subfloor.

Utility Controls - The main control or shutoff valves and switches that stop the flow of water, gas and electricity to your home. Utility controls are located where the service is metered. Also see Emergency Shutoffs.

Vinyl Flooring - The resilient flooring that is used in kitchens and other high use areas of a home. It is similar to the linoleum floors of years past, but it is easier to care for and maintains its appearance for a longer time. See also Laminate Flooring.

Vitreous China - The material that is used in most toilet bowls and tanks and sometimes in bathroom sinks. It is very durable and impervious to water but can be broken by sharp blows from hard objects. The surface can also be damaged or stained by some metals in rings, and jewelry or metal and abrasive brushes.

Wallboard - See Drywall.

Warranty Service Department – Also known as Customer Service Department. Service or repairs that are covered by the Fieldstone Limited Warranty are handled by the Warranty Service Department. The Warranty Service Department is responsible for reviewing warranty requests and acting upon them.

Weep Holes - Small holes in door and window frames and at the bottom of brick walls that allow water to drain out. They should be kept free of dirt and debris.