



# New Home Care Handbook

Welcome to D.R. Horton Quality

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**D·R·HORTON**® **DHI**  
**Listed**  
**NYSE**  
*America's Builder*

Dear D.R. Horton Homeowner,

On behalf of everyone at the D.R. Horton Company, we extend our best wishes to you for many years of happiness and fulfillment in your new community.

We also want to express our sincere, personal appreciation for your decision to purchase a home from D.R. Horton. We are confident that it will be a continuous source of pleasure for you and your family.

We are excited to provide the very best in new home value through a combination of family-friendly neighborhoods, compelling product design and a commitment to building a high quality home.

By purchasing your new D.R. Horton Home you have made a wise investment that carries with it the best warranty in the business. Your new home is protected by a limited warranty that carries a comprehensive first year warranty and a structural warranty through year ten. Please read through this New Home Care Handbook, where you will find all the warranties explained.

Please take time to review this manual thoroughly. If you need clarification or additional details about any of the topics discussed, please call or stop by the sales office. We are delighted to welcome you as part of the D.R. Horton family and are always ready to serve you. As the opportunity presents itself, we would greatly appreciate you recommending us to your friends and relatives.

Again, congratulations and welcome home!

Sincerely,



Terry Stanley  
Division Manager  
D.R. Horton

# ~Customer Care~

D.R. Horton's Customer Service Department administers the terms of your warranty program and ensures your satisfaction. Our representatives are trained to respond to your needs promptly, effectively, and professionally.

To assist D.R. Horton in handling your claim efficiently, please review this section of the manual carefully. Questions can be directed to a D.R. Horton representative or the Customer Service Department.

## ❖ *The Homeowner Orientation*

As your home nears completion, we will contact you to schedule a date and time for the Homeowner Orientation of your new home. Please plan on one and one half hours for this orientation. A 3<sup>rd</sup> party independent inspector will perform the orientation with you to ensure that your home has been built in compliance with the ten year homeowner warranty insurance company's standards, local building codes, and D.R. Horton's standards of quality. Please refer to the "Ten Year Homeowner Warranty" Section for a discussion of your ten year homeowner warranty.

The inspector will provide you with a homeowner demonstration of your new home and discuss the importance of an active maintenance program. This orientation is your opportunity to inspect your new home and become familiar with its features and their operation. Prior to your walk through, your home is inspected by our builders, in conjunction with inspections by appropriate governmental inspectors, to ensure that your home was built to current building codes, and D.R. Horton's standards of quality.

If you or the independent inspector find any additional discrepancies or problems, they will be recorded on a "*Buyer Walk List*" form and scheduled for repair or replacement.

Shortly after your initial walk through, your D.R. Horton representative will schedule a "rewalk" to orient you to your home and to insure that any discrepancies or problems noted on the Buyer Walk List form have been resolved.

We will make every effort to complete walk through items before move-in, however, some

items may, with your permission, be completed following the close of escrow and after you move in.

Take time during your walk through to discuss the proper operation of the components in your home. If literature is available for a manufacturer's item (appliances, etc.), it will be found with that item. **It is especially important that you know the location of the utility controls and shutoffs.**

At the end of the walk through you will be asked to sign the "Buyer Walk List" form stating that you accept your home subject to any items needing attention. All items that require service, repair or replacement must be recorded on the "Buyer Walk List" form.

When the requested work has been completed, we will contact you to schedule a rewalk with a D.R. Horton representative to make sure that all the work has been completed in a satisfactory manner and to ask that you sign the "Buyer Walk List" form, acknowledging completion of all items.

Please make certain that any items that could be damaged during move-in are inspected and their condition is noted on the form. **Because of the potential for damage during the move-in, we will not be responsible for these items following the move-in:**

- ★ **CARPET**  
Carpet will not be cleaned after move-in.
- ★ **CERAMIC TILE**  
Broken or chipped tiles on countertops and floors.
- ★ **CONCRETE**  
Damaged or stained concrete.
- ★ **COSMETIC ITEMS**  
Appearance items.
- ★ **DRYWALL**  
Damaged or gouged drywall.
- ★ **EROSION**

D.R. Horton is not responsible for weather related damage to unlandscaped yards after the closing date.

- ★ **PLASTIC LAMINATE OR MARBLE TOPS OR PANELS**  
Marred, scratched or chipped surfaces.
- ★ **LANDSCAPING**  
Dead grass, trees, or shrubbery.
- ★ **MIRRORS**  
Scratched, chipped or cracked mirrors.
- ★ **PAINT**  
Marred or scratched paint on walls, trim and doorways; dirt stained exterior at the base of the home. You will be provided a "Touch up" kit at move in.
- ★ **PORCELAIN OR FIBERGLASS BATHTUBS OR SINKS**  
Scratched, chipped, dented or cracked porcelain or fiberglass.
- ★ **SCREENS**  
Torn, gouged or missing window and door screens.
- ★ **VINYL FLOORING**  
Marred, scratched or dented vinyl.
- ★ **WINDOWS**  
Scratched, chipped or cracked glass.
- ★ **WOOD FLOORING**  
Stained, scratched or dented wood

Please review the warranty information in this manual and direct any questions to your customer service representative. Complete details on how to request service on items covered by your warranty are contained in the following pages.

### ❖ *Requesting Customer Service*

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It is our policy that the Customer Service Department responds to all warranty service claims as quickly and efficiently as possible.

If any warranty repairs arise during the warranty period, they will be scheduled for completion within 30 days of our **receipt of your written**

**request.** The Customer Service Representative will contact you to set appointments for an inspection, and warranted repairs. **All warranty work is to be scheduled for normal business hours (8AM-5PM, Monday through Friday - Holidays excluded).** To ensure all warranty items are repaired in a timely manner, please make every effort to be available for the scheduled appointments. It is our goal to correct repairs within 10 days. Occasionally, due to circumstances beyond our control, this process may take more than 30 days. Delays can be caused by shortage of materials, back ordered parts from manufacturers, labor problems, weather or scheduling conflicts.

Service calls will need to be scheduled according to the scope of work necessary. For example, drywall repairs might be done at one time and repairs to doors and cabinets might be done at another time. This enables the scheduling of each specialized trade in a logical sequence. The Customer Service Department can then complete repairs efficiently.

If you believe that you have a warranty claim, we suggest that you review the D.R. Horton Limited Warranty and Ten Year Homeowner Warranty sections of this manual before you request service. This will help you decide if the claim is covered by the D.R. Horton Limited Warranty, by the Ten Year Homeowner Warranty, by a manufacturer's warranty, or is considered your responsibility.

▶▶ *If you believe you have an emergency requiring immediate attention, please refer to the "In Case of an Emergency" portion of this section. If your situation is not an emergency, please follow the steps below for requesting service.* ◀◀

### ❖ *Directions for Requesting Service*

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For your records, to assure quality, efficient service, and so that we may maintain a complete file on your property, **requests for service must be submitted in writing.** To submit a request for service, please use the Customer Service Request Form, an example of which is included at the end of this section. Please be sure to include a description of the work requested and its location in your home. For example, please indicate the room, the location in the room and a general description of the problem.

- ✓ **Mail your written request for service to:**

Customer Service Department  
D.R. Horton  
3515 SW H.K. Dodgen Loop  
Temple, TX 76502

- ✓ **Fax routine service requests to:**

Fax To: (254) 778-8507

- ✓ **You may also request service from our website:**

[www.drhorton.com](http://www.drhorton.com)

1. From the D.R. Horton home page select "Horton Homeowners".
2. Follow the on screen instructions.
3. A Customer Service Request Form will appear for you to complete and submit.

- ✓ **Emergency after hours (254) 773-5078**

When we receive your request for service, we will schedule a time to perform an inspection. The purpose of the inspection is to determine if the items are covered by the "D.R. Horton Limited Warranty" or the "Ten Year Homeowner Warranty", the responsibility of a manufacturer, or your responsibility (maintenance, damage, etc.). The inspection is usually necessary to have a complete understanding of the service request.

Building industry standards will be used to select the materials and the workmanship practices that are employed in warranty service repairs and replacements. Please be advised, the builder and subcontractors performing warranty work on your home, will only return your home to it's original specification/color/finish at the time of closing. However, an exact color/texture match is not possible. Items such as wallpaper, where removal and replacement are required to execute a repair, will not be replaced.

**We will not be responsible for expenses, including lost wages and materials, that you incur for work that is done by others, or time spent to schedule repairs. Our Customer Service Representatives in the field**

**do not have permission to authorize repair work by others, and they do not have the authority to extend or alter your D.R. Horton Limited Warranty or your Ten Year Homeowner Warranty in any way.**

We take pride in the subcontractors who have been chosen by D.R. Horton. If you are dissatisfied with the quality of work or the level of professionalism displayed by one of our subcontractors, please contact our Customer Service Department immediately. Your comments help us maintain the high level of service that you deserve.

### ❖ **In Case of Emergency**

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

- \* **A roof leak that results in wet carpet or a dangerous condition.**

Call our main office:(254) 778-8500. The phone system will direct you to the after hours call service. The on call personnel will return your call and help you through the emergency. A roofing contractor will be dispatched as soon as weather permits a safe repair.

- \* **A total stoppage of the plumbing drain system.**

If your plumbing system ceases to work, none of your sinks, tubs or toilets will function properly. Stoppages are only warrantable for construction debris, and only for 30 days after move-in.

- \* **A plumbing leak which requires that the water supply to your home be shut off to avoid serious water damage.**

A leak that can be isolated by the shutoffs under the cabinet or plumbing fixture is not an emergency. Please refer to the water shutoff procedure in this manual.

- \* **Wet carpet needs to be dried immediately and wet carpet pad must be removed.**

Call our main office: (254) 778-8500. The automated phone system will provide the phone number for the after hours call service. We will dispatch a carpet professional to extract water, treat your carpet, and remove wet pad as needed.

- \* *A total electrical failure other than an outage in your neighborhood.*
- \* *Loss of heating or air conditioning during extreme weather conditions.*



***Gas leaks should be reported to your local utility, the plumbing contractor, and D.R. Horton immediately!***

In case of an emergency, your first step should be to protect your family from harm. Once you are sure of their safety, and if your safety will not be jeopardized, you should take steps to correct or lessen the effects of the emergency. Damage from a water leak can be minimized by turning off the water to a particular fixture or turning off the water main to your home. The water main shutoff valve is usually located at the water meter box that is generally located at the property line. Please refer to the "Plumbing System" discussion in the "Maintenance of Your Home" section of this manual for further discussion of the water shutoff locations.

**In case of an emergency as described above, please refer to the emergency telephone numbers you received in this manual. Each subcontractor listed can be contacted directly in the event of an emergency.**

**Do not delay in reporting an emergency. Subsequent damage caused by a delay in reporting an emergency will not be the responsibility of D.R. Horton. Damage to personal property is not covered by the "D.R. Horton Limited Warranty" or the "Ten Year Homeowner Warranty".**

If your situation does not fall within the emergency guidelines, you should use the procedures outlined in the previous section for requesting routine warranty service. This includes any necessary repairs following an emergency.

### **❖ *Requesting Service After Hours***

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After hours and on weekends, the D.R. Horton phone system will guide you to the emergency service number. Our phone number is 778-8500 Please listen to the message carefully.

The contractors listed in the "Neighborhood Information" section of this manual, may be contacted directly. Please review the emergency guidelines prior to requesting After Hours service.

***For your protection, accuracy, and efficient operation of our service activities, non-emergency items must be reported in writing. We can not accept reports for routine warranty items over the phone.***

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# Customer Service Request

(Requests are addressed as they are received. A superintendent will call you for an appointment.)

**INSTRUCTIONS:** For Warranty Service, please complete this form and fax or mail it to:



Customer Service Department  
3515 SW HK Dodgen Loop  
Temple, TX 76502  
254-778-8507 (fax)

Homeowner's Name: \_\_\_\_\_

Home Phone No.: \_\_\_\_\_ Office Phone No.: \_\_\_\_\_

Property Street Address: \_\_\_\_\_

Date Home Closed: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Description of the warranty work requested (include its specific location in your home):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_

<u>FOR OFFICE USE ONLY</u>	<u>WARRANTY WORK COMPLETED &amp; APPROVED</u>
DATE RECEIVED:	SIGNATURE:
SUPERINTENDENT:	DATE SIGNED:

# ~D.R. Horton Limited Warranty~

D.R. Horton warrants that every D.R. Horton home has been constructed with materials and workmanship, of a quality that meets or exceeds industry standards.

D.R. Horton warrants that your home will be free of defects for a period of one year, from the date of closing of the purchase. This warranty is limited to repairs and replacements that are necessary as a result of defective workmanship or materials. D.R. Horton will make any warrantable repairs or replacements under such warranty provided that D.R. Horton's Customer Service Department has received written notice of such claim within the one year period described above.

Please refer to the "Customer Service" section of this manual for complete instructions on how to file a claim for warranty service.

Manufactured items are covered under each manufacturer's own warranty.

**Manufactured surfaces are warranted if visible damage or defects are noted during the initial walk through or the rewalk.** Manufactured surfaces include, but are not limited to: porcelain, fiberglass, carpets, mirrors, glass, sheet vinyl, wood flooring, ceramic tile, plastic laminate tops and marble. It is important that you note any damage or defects on the "Buyer Walk List" form **prior to move-in.**

This warranty shall NOT apply to any defects caused by, or arising from, climatic conditions, normal characteristics of certain building materials, expansion, contraction, moisture, humidity or any damage resulting from negligence, improper maintenance or abnormal use.

**Buyer's rights and D.R. Horton's obligations under this warranty are limited to repair and/or replacement.**

D.R. Horton reserves the right to make repairs or correct any defects for which it is responsible, according to the terms stipulated in this warranty, at the time and in the manner deemed most advisable by the company.

**Appliances are warranted by the manufacturer. Please refer to your appliance**

**owner's manual for more information regarding appliance warranties.**

In addition, D.R. Horton provides a "Ten Year Homeowner Warranty". Please refer to the "Ten Year Homeowner Warranty" documents for a complete explanation of such warranty.

**Please be advised, using contractors or vendors other than those used during the construction of your home may void all or part of the warranty on your home. This includes but is not limited to concrete, electrical, framing, foundation, garage doors, heating and air conditioning, masonry, plumbing, phone and cable, roofing, security system and windows.**

**I have read and understand the terms and conditions as described above.**

## ❖ The Limited Warranty

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Your "D.R. Horton Limited Warranty" does not cover repair or replacement due to negligence or improper maintenance. Please refer to the "Maintenance of Your Home" section of this manual for a discussion of house maintenance.

### ★ *Appliances*

***Appliances are not covered by this warranty.***  
The manufacturer's warranties are a minimum of 1 year parts and labor. See your appliance manuals for further warranty information. Some manufacturers offer extended warranties as an option to you.

### ★ *Countertops*

***Do not use sharp objects or kitchen utensils directly on countertops.***  
Protect the finished surface from hot items with a heat protector pad. Remember countertops are heat resistant - not heat proof! Placing hot items directly on countertops or allowing moisture buildup may cause deterioration of laminated surfaces. Do not allow water to stand on counter

tops, especially on the seams. Warped counter tops due to water on seams are not warrantable.

#### **★ *Communication and Security Wiring***

The communication, phone, cable, and security wiring in your home is warranted for 1 year parts and labor. Any alteration or work performed on these systems by anyone other than the original contractor may void the warranty.

#### **★ *Drywall and Texture***

Although every effort is made to minimize their appearance, seams may appear under certain lighting conditions. The texture is hand applied and its consistency will vary with temperature, humidity and other conditions present during application. Inconsistencies in the texture will not be addressed under this warranty. We will address drywall cracks one time during the first year. Repair decisions will be based on RWC guidelines. You may wish to wait until the latter portion of the year to request service.

#### **★ *Electrical System***

The electrical system (light fixtures, switches, outlets, fans, etc.) is covered for 1-year parts and labor. The electrical delivery system consisting of wires, panels, breakers, fuses, switches and receptical outlets is covered for two years. The phone, cable and security wiring are not considered part of the electrical system.

#### **★ *Electrical Ground Fault Interrupter***

A ground fault interrupter, or GFI, is a highly sensitive safety device installed in your home and service areas where shock potential is highest. These have been installed for your protection specifically to eliminate electrical shock. Note: Unattended appliances such as freezers, refrigerators, etc. cannot be used on GFI circuits. Please refer to "Ground Fault Interrupt Devices" in the "Maintenance of Your Home" section of this manual for further discussion.

#### **★ *Heating and Air-conditioning***

All heating and air conditioning equipment is warranted for 1 year parts and labor. The delivery system consisting of duct work, refrigerant lines, vents, grills and registers are covered for two years.

The homeowner is responsible for maintenance including but not limited to changing filters, checking primary drain for proper drainage etc. (see heating and air conditioning page: 3-12)

You may wish to contact the air conditioning contractor on the availability of an extended warranty.

#### **★ *Landscaping and Drainage***

Landscape care begins when you close on your home.

There is no warranty expressed or implied on grass, trees or shrubs.

After closing is it your responsibility to control weed growth and soil erosion by completing the landscaping of your yard. D.R. Horton will not be responsible for soil erosion after closing.

Direct all irrigation away from your foundation, patio, porch, fence and sidewalks. Excessive or uneven irrigation at or near the foundation will increase the likelihood of soil expansion or settlement, which may result in movement of the foundation and cracking of the super structure. We do not recommend the use of soaker hoses around the perimeter of your foundation. Properly designed, installed, and maintained landscaping will best control the moisture in the soils around your home.

Do not change the swales on your property. Swales are graded areas designed by D.R. Horton to direct the flow of water away from your house. Alteration of the swales can result in serious damage to your foundation, or further drainage issues. Fill material next to the foundation that may have settled needs to be replaced and the original grade reestablished to prevent ponding of water against the fence or home. This is normal maintenance, which should be performed by the homeowner.

#### **★ *Roofing***

The roof on your home is warranted against leaks for a period of one year parts and labor, including coverage for any resulting damage to the home itself (personal property is not covered).

You may wish to contact your Homeowner's Insurance carrier regarding items not covered by this warranty. The roofing shingles on your home have a pro-rated warranty provided by the manufacturer. For details, see the "Neighborhood Information" section of this manual where the supplier is listed.

★ ***Sheet Vinyl or Vinyl Tile Products***

Resilient vinyl products are soft materials. Indentations will appear where furniture legs or other objects sit in one place for a period of time. Protect your finished floors at all times. Do not push, shove or scoot heavy appliances or furniture into place because this can damage your floors. You also can expect physical damage to result from spiked heels, a variety of furniture legs and certain types of throw rugs, which may cause discoloration. Damages of this nature are not warrantable.

★ ***Plumbing System***

Pipes and fixtures (faucets, valves, toilets, etc.) are warranted for 1 year parts and labor. Coverage for year two consists of delivery systems. Delivery systems are defined as water and gas pipes, sewer and drain lines, fittings and valves. Cosmetic defects are excluded from the one year warranty.

Damage from freezing is not included under this warranty.

★ ***Polished Brass Fixtures***

Polished brass fixtures are designed to add beauty to your home. These fixtures (both interior and exterior) are brass-plated and relatively soft. Due to our climate, your fixtures may tarnish. This is considered normal and is not warrantable. Chemical damage due to cleaning solvents can remove protective coating from fixtures and is not covered under the warranty.

***See the  
"Ten Year Homeowner  
Warranty"  
booklet for further details.***

# ~Maintenance of Your Home~

A home is one of the last hand-built products left in the world. Homebuilding is part art, part science, and part hard labor. No two homes, even of the same plan, will be constructed exactly alike. Once the natural and man-made materials have been assembled, the components interact with each other and the environment.

Your new home has been built with quality materials by qualified subcontractors. It was designed with the needs of your family in mind. It will require regular preventive maintenance by you to preserve its beauty and value. The warranty policy on your home does not include routine maintenance. An understanding of how to care for each feature in your new home will prevent costly repairs and replacements later.

Preventive maintenance on your new home should begin when you move in. Read the following section of this manual to become familiar with the procedures for maintenance.

Texas experiences a wide range of temperatures and humidity each day. These temperature variations, combined with expansive soils that are common in the area, affect our building practices and your home.

Building materials such as wood and concrete are subjected to constant expansion and contraction from day to day. This can result in minor warping of wood materials and hairline cracking of drywall, stucco, concrete and mortar. These effects are particularly obvious in the first year after a new home has been built.

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

We have provided an overview of the features and materials in your new home. Please study each section carefully so that you become familiar with the routine maintenance that your home requires.

Before you perform maintenance such as repainting and replacing exterior items, please consult your Declaration of Restrictions and, if applicable, your Homeowner's or Neighborhood Association. This will make sure that the work

you do meets the regulations and guidelines that have been established for your neighborhood. Be especially careful when you repaint with a different color, erect new structures or fences, add to or change your landscaping, and when you install window coverings that are visible from outside the home.

Please refer to your Declaration of Restrictions for more information.

## ❖ *Window and Door Frames*

Window and door frames are made to last for years, but they do require routine maintenance. Perhaps the most important step is to keep the window and door tracks free of dirt and debris. The window tracks are soft and can become damaged if they are not kept clean.

Use a broom or a brush to loosen collected debris. Vacuum thoroughly as a part of your regular cleaning routine. Avoid using abrasive cleaners because they may scratch the frames.

After cleaning, apply paraffin (wax) to the rollers to prevent corrosion. 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 on aluminum. Oil attracts dust and dirt, which become embedded in the lubricant and may damage the frames.

Window and door frames have small weep holes at the bottom to permit water to drain from the track. Keep the weep holes open and free of debris. Avoid flooding window and door frame tracks. Excessive water can overflow the track and back up into your home.

During high winds, air will penetrate your windows, especially through the weep holes. This is normal. The weep holes are necessary for proper ventilation and you should keep them clear at all times. During heavy storms, wind driven rain may find a way through the narrow seal between windows, doors and their weather stripping. This condition is beyond builder control and not considered a defect.

Condensation may appear on your windows during periods of extreme temperature differences between the inside and outside the home (often in winter months). Condensation is a signal of excessive humidity in your home. Condensation occurs when warm moist air (typically from cooking, showering, or operating washing machines, dishwashers or other hot water devices) comes into contact with the colder surface of the window. Condensation often indicates that you have an air tight, more energy efficient home. Although it is natural to assume that windows are to blame, the windows are simply the visible evidence that humidity exists in the home. Windows assist in controlling and reducing humidity. Peeling paint, rotted wood and rusted metal can result from excessive humidity.

There are many simple steps that can be taken to reduce the humidity level in the home:

- ✓ Vent clothes dryers, gas furnaces, etc. to the outdoors.
- ✓ Check that all ventilation equipment is adjusted properly.
- ✓ Use utility and bathroom exhaust fans.
- ✓ Air out the kitchen, bathroom and laundry room during and after use by opening a window for a few minutes.
- ✓ Make sure attic louvers remain open all year round and that crawl spaces are properly ventilated.
- ✓ Ensure humidifiers are correctly set according to the outside temperature.

### ❖ *Appliances*

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Information about each appliance can be found in the literature that is supplied by the manufacturers. Copies of these booklets are normally provided with the appliances. Please read the manufacturers' instructions on usage and care before you use your appliances. Your appliances are covered by warranties from the manufacturers. Contact the appropriate manufacturer or distributor for service or questions about the use and care of the appliances. Please complete the warranty cards and return them to the manufacturers.

### ❖ *Balconies and Decks*

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Your new home may feature balconies and decks. They require a small amount of care and are designed to last for many years. Do not install

heavy equipment or nail anything to your balcony or deck. Any holes caused by such installation could allow water to enter your home and cause damage. The damage is your responsibility.

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 considered normal. Water can be trapped under potted plants and trays on your balcony or deck and cause discoloration and decay.

Consult your Declaration of Restrictions and, if applicable, your Homeowner's or Neighborhood Association before you make any structural or cosmetic changes to your balcony or deck.

### ❖ *Cabinets*

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Your stained cabinet fronts are made of finished hardwoods. Painted cabinet fronts are generally made from wood or composite products. With proper care, the beauty and utility of your cabinets will last for many years. Remove splashes and splatters promptly to avoid permanent stains. The beauty of the wood can be preserved by polishing with a furniture polish or wood protectant. Please read the instructions of any products you contemplate using on your cabinets to ensure such products will not damage your cabinets.

The wood in your cabinets is a natural product. It is subject to drying and can 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 warranty period, please notify the Customer Service Department in writing. After that, maintenance of cabinet drawers and doors is your responsibility.

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.

The hinges on your cabinet doors can be lubricated, if necessary, with an oil based lubricant. Apply a very small drop of oil to the top of the hinge and work the door back and forth several times so the oil will penetrate into the hinge. Wipe the excess oil with a dry paper towel.

It should be noted that it is not unusual for the color of the 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 of stained material is to be expected. This is especially true for lighter colors and is acceptable.

### ❖ *Caulking*

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Over time, and particularly during warm and/or dry weather, caulking will dry and shrink. When this happens, it no longer provides a good seal against moisture. Routine maintenance will require recaulking in these areas. As a part of your routine maintenance, you should inspect the caulking around your exterior home perimeter, countertops, tubs, showers and ceramic tiles, and repair as needed. Caulking is not warranted.

### ❖ *Ceilings and Walls*

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The ceilings and walls in your home are easy to maintain. They do not require special attention other than an 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.

If your ceiling consists of luminous light fixtures, you should follow these tips. Do not use cleaning solvents or other strong chemicals on the plastic lighting panels. We recommend that you wash the panels in a mild solution of dish washing liquid and water. Use a soft cloth to wipe the grids using only warm water. Towel dry the panels and grids to remove any soap residue and water spotting.

### ❖ *Concrete*

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Concrete is a major structural material in your new home. It provides strength and durability for the foundation, driveway, patio and walkways. While concrete requires minimal care, it should be kept free of accumulated dirt, debris, oil and grease. Be careful when applying fertilizers to your landscaping as they may permanently stain your concrete patios, walkways, and driveways. Do not run water or allow water to pond near the foundation, patios, walks or driveways. Water can cause soil

expansion, which can result in fractures to the concrete as well as movement within the home. Refer to "Landscaping, Drainage and Grading" in this section for additional information on soil expansion.

Concrete shrinkage cracks are the most common type of crack in concrete slab-on grade construction. Concrete is a construction material that is subject to curing and subsequent shrinkage because it contains water. As it cures and hardens it is evaporating excess moisture and tensile stresses will develop within the concrete. While concrete is a strong compressive material, it is relatively weak in tension. If tensile stresses within the concrete exceed the tensile strength of the concrete, cracks will develop. The crack will tend to widen and/or lengthen as the curing progresses. Most of the curing processes will occur in the initial months after pour but continue to a much lesser degree for up to several years. The cracks will cease to grow in size once the concrete curing stops. Concrete shrinkage cracks in and of themselves are strictly cosmetic in nature and are not indicative of structural movement.

Shrinkage cracks are of no significance in a residential slab or in sidewalks and driveways. The important thing is for the foundation to remain flat and not undergo unusual flexure. The driveways and walkways in your new home are designed for residential use. Do not permit large trucks and delivery vans to use your driveway. D.R. Horton will be responsible only for cracking that is deemed to be excessive (1/4" in width) as described in the "Ten Year Homeowner Warranty" manual delivered to you at your closing.

Some cracks are not covered by the limited homeowner warranty. When cracks are covered, the repair provided is to seal the crack. Concrete is not replaced due to cracking.

### ★ *Sweeping/Cleaning*

Do not wash patios, porches, drives, etc. with cold water from an outside faucet when temperatures are extremely high and the hot sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. Sweeping is the recommended method of keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate. Be advised that

pressure washing may damage the finish of your concrete surfaces.

**★ *Settling or Heaving***

Excessive settling or heaving (over one inch) should be reported in writing so an inspection can be made. Please refer to your RWC Manual to determine coverage.

**★ *Concrete Flatwork***

The concrete flatwork (driveway, walkway, patio, etc.) is not a structural or load bearing element of your home and is not covered by warranties covering your foundation. Concrete flatwork will move due to expansion/contraction of soils on which it rests; cracks in such flatwork are normal.

**❖ *Countertops***

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The countertops in your home may be constructed of glazed ceramic tile, plastic laminate, cultured marble, Corian or a similar manufactured surface. They are designed to provide years of use. Any flaws or damage to your countertops must be noted during your walk through so as to be covered by the "D.R. Horton Limited Warranty". After you have moved in, the care of your countertops is your responsibility.

We offer these instructions to assure that your countertops remain beautiful and functional for years:

Always use a cutting board to protect your countertops when you prepare food. While minor scratches that 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.

Do not allow water to stand on counter tops! Wipe up spills immediately. Some liquids, particularly hot ones, can cause almost imperceptible stains on ceramic tile grout and plastic laminate. In time, the stains can accumulate and become unsightly.

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

Countertops can be damaged by sitting on them. Excessive weight can cause warping, drawer malfunction, the countertop to pull away from the wall or the separation of seams allowing future damage, such as water leakage and the like.

**★ *Ceramic Tile***

Glazed ceramic tile is known for its durability and the variety of colors and designs available. Ceramic tiles are purchased in dye 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, backsplashes or in your bathrooms.

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. Avoid dropping heavy or sharp objects on ceramic tile. 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 bright and shiny.

**★ *Tile Grout***

Because the grout between the tiles is porous, you may want to consider sealing the grout periodically. This 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 can stain the grout. Sealers and cleaners can be found at your local hardware store.

Expect slight separations to occur in the grout between the tiles. These slight separations in the grout are commonly due to normal shrinkage conditions. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled by using "tub caulk" or premixed grout that can be purchased from flooring or hardware stores. Follow package directions. This maintenance is important to protect the underlying surface from water damage.

**★ *Cultured Marble***

Cultured marble is a modern product, which adds style to your bathrooms. Proper maintenance of cultured marble is similar to the maintenance needs of fine wood. Remove spills immediately to avoid stains. Do not use

abrasive cleansers on your cultured marble countertops or marble bath panels. Most food and drinks are acidic and can etch the finish on the marble. Do not place any items directly onto the countertop, which may scratch the surface.

Routine care of cultured marble countertops requires warm water and a soft cloth or sponge. If the surface of your cultured marble countertops becomes dull, you might consider having the marble polished by a professional who specializes in marble polishing.

### ★ *Laminated Countertops*

Your countertops may be made of plastic laminate. Laminate tops are constructed of a thin sheet of hard plastic that is laminated onto a wood based substrate. It is important that you not break the bond of the two materials. Do not place hot pans directly on the counter's surface. They will scorch the surface and cause the adhesive to deteriorate.

Laminate may be stained by the inks used to mark grocery products, especially meat and produce. These can be very difficult to remove, so we suggest that you avoid placing these items directly on the countertops.

The seams of your counter have been treated with a "seam fill" product, but you should not allow water to stand on the seam. The water can penetrate the seam causing it to buckle. To help prevent this, we suggest that you wax the seams as part of your routine maintenance. Your local hardware store or home center can advise you on the proper product.

### ★ *Granite*

Granite surfaces in your home are extremely versatile and are prized for their beauty, durability and ease of maintenance. It does, however require a modest amount of care, such as immediate removal of spills of any type, and discretionary use of placemats and coasters. Cleaning should be done with non-abrasive cleaners or chemicals. If it is necessary to use a cleaner, use a neutral (ph-7) non-fat, mild detergent without additives or fragrances. In general, all that is required to maintain the appearance of your polished granite is to wash it frequently with luke-warm, clean potable water. Wipe with clean soft cloths of cotton-flannel and allow to thoroughly air dry. Final cleaning may be done using denatured alcohol (rubbing alcohol) and clean potable water mixed at a ratio of 50/50 in a spray bottle this will help eliminate

any soap buildup or streaking. The granite has been sealed with a penetrating sealer, which leaves nothing on the surface to contaminate food. This sealer will need to be reapplied every two to five years depending on the frequency of cleaning and the types of cleaners used.

### ❖ *Doors*

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The doors and doorframes in your new home are made of wood and masonite products. These 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. If the condition is excessive, please contact D.R. Horton Customer Service Department as outlined in this manual. You should allow your home to go through at least one dry and one damp season before you make other permanent changes.

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, obtained at your local hardware store or home center.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. To lubricate hinges, remove the hinge pin and rub it with a graphite tube or lead pencil and then replace it. You may lubricate the lock with graphite. We do not recommend using oil because it accumulates dust.

Doors should be examined frequently for signs of paint chipping and peeling. Use touch-up paint annually or as needed.

### ★ *Interior Doors*

It is a good idea to keep duplicate keys for the bathrooms and other 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 knife blade.

Remove finger smudges from painted interior doors by cleaning them 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 touchup paint when necessary. These simple steps will keep your interior doors beautiful and in top condition.

If your closets feature sliding doors, you can be confident that they will give you years of trouble-free service. Keep clothes and other items away from the door so they do not obstruct its proper operation. The rollers and tracks should be lubricated with a silicone lubricant.

### ★ *Exterior Doors*

**Check the finish on your exterior doors several times a year.** Doors that receive direct sunlight should be inspected more often. Use touchup paint as needed and repaint every two years. If you notice that the finish is beginning to crack or peel, refinish the door promptly. Consult your Declaration of Restrictions and, if applicable, your Homeowner's or Neighborhood Association before you make structural or cosmetic changes to your exterior doors. If not corrected, cracking and peeling will progress rapidly and destroy the surface of the door. Reposition lawn sprinklers that spray doors and other wood surfaces. Water can damage wood surfaces severely and result in their deterioration.

Exterior doors are not completely airtight. Inspect the weather-stripping on your exterior doors frequently and repair or replace as needed. Weather-stripping should form a reasonably tight seal to prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weather-stripping. This is normal. The small gap will close when the humidity increases and the door expands.

### ★ *Garage Doors*

Your installation of a garage door opener may void your garage door warranty. Check with the manufacturer of the door before installation of a door opener. If you do install a garage door opener, the opener should be equipped with a "photo eye" for protection of children and pets.

### ❖ *Electrical System*

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The electrical system in your new home was designed by professionals to comply with stringent local, state and national building codes. It is intended for normal residential use. Any changes or additions to your electrical system may void your warranty and can result in damage to your home or serious injury.

For service to your electrical system, please contact the electrical contractor listed in the "Neighborhood Information" section of this

manual. Even after your "D.R. Horton Limited Warranty" has expired, we suggest that you continue to contact your original contractor, who will have the qualifications necessary to address your service needs.

We highly recommend that you consult a licensed electrician to make any changes or additions to your electrical system. Please note that a permit may be required.

### ★ *Circuit Breaker*

During the walk through, our representative will point out the location of the circuit breaker panels. There will be one main circuit breaker panel and one or more "sub panels". Circuit breakers trip under excessive electrical load. 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:

**1)** 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 tripped. Unplug any appliances in the areas that are without power and turn other appliances off. Check the circuit breaker and, if necessary, reset it. Plug your appliances back in. If the circuit breaker fails repeatedly, you have either a short circuit in one of your appliances or a short circuit in the electrical system of your home. **Do not attempt further repair.** Call the electrical contractor, listed on the electric panel in the garage and in the "Neighborhood Information" section of this manual. Refer to the "In Case of Emergency" section of this manual for further instructions.

**2)** If electrical power is lost throughout your home, check the main circuit breaker. If the main circuit breaker has tripped, reset it.

If the main circuit breaker trips repeatedly, call the electrical contractor listed on the electric panel in the garage and in the "Neighborhood Information" section of this manual. Refer to the "In Case of Emergency" section of this manual for further instructions.

If the main circuit breaker has not tripped, take a look around your neighborhood. If you notice a general electric failure in your neighborhood, contact your local electric utility. Their phone number should be listed on your current electric bill.

**\* Ground Fault & Arc Fault Devices**

During your walk through, our representative will point out the location of Ground Fault & Arc Fault Interinterrupt devices (GFI outlets). Usually, GFI outlets are located near tubs and bathroom sinks, and in the kitchen, garage and exterior locations. These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit. This will prevent a dangerous electrical shock. When this occurs, the GFI outlets must be reset according to the manufacturer's instructions.

Do not plug appliances such as power tools, air conditioners, freezers or refrigerators into GFI outlets.

The electrical surge that occurs when these appliances cycle will trip the GFI outlets and break the circuit, causing a loss of electricity to that outlet.

**\* Lighting**

The lighting fixtures in your new home are designed for standard wattage bulbs. To avoid excessive heat, you should follow the manufacturer's recommendations attached to the fixture.

The interior and exterior brass fixtures in your home may tarnish due to climatic conditions. This is considered normal and is not warrantable.

**\* Outlets and Switches**

Convenient electrical outlets can be found in every room in your new home. Do not exceed the capacity for which the outlets were designed. Devices, which increase the capacity of electrical outlets and multiple extension cords, can cause a fire. If an electrical outlet does not have power, there are three possible explanations:

- 1) 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. If you find that an outlet is controlled by a wall switch, you might point this out to others who live in your home.
- 2) Check the circuit breaker. If the circuit breaker has been tripped, reset it and try the outlet again. If the circuit breaker trips repeatedly, follow the warranty service procedure outlined in the "Customer Service" section of this manual if your home is still covered under the "D.R. Horton Limited Warranty".

- 3) Check to see if the GFI plug outlet has been tripped. Check the outlet by resetting the "test" button. There may be several outlets connected to each GFI receptacle.



**CAUTION:** *Small children can be injured by poking 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.*

**❖ Exterior Finishes**

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The primary exterior finishes on your new home are wood, brick, siding or stone. These finishes were chosen for their beauty and durability in this area. Because they are exposed to constantly changing weather conditions, the exterior finishes on your new home require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every six months.

**\* Exterior Wood**

Wood is found throughout your home. Because wood is a natural, porous material, it requires protection with paint/stain if it is exposed to the elements. Inspect your exposed wood surfaces frequently. If you find cracking or peeling of the paint/stain, sand the area and repaint/stain it promptly. All exterior wood on your home will require repainting/staining every 2 to 4 years or more often if necessary.

Surfaces that receive direct sun in the morning and mid-afternoon will require more frequent repainting/staining. Inspect these surfaces every six months. Repaint/stain every year or as needed.

Split or damaged wood, particularly on the ends of beams, should be repaired or repainted to avoid further damage. Small splits on the ends of beams are called checking. This is normal and does not affect the integrity of the beams. 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 case of severe warping, replace the trim parts. Fill any cracks

with a commercial grade wood filler or caulk, and repaint.

**★ *Siding***

Hardboard siding will require periodic repainting to maintain its beauty and extend service life. Periodic inspection of the exterior will indicate when refinishing becomes necessary. If the finish appears in good condition, cleaning and touchup is often adequate. When the finish becomes eroded and appears thin, clean and prime the areas where the substrate is showing through. Continue this by completely priming and finish coating. If there is no substrate showing through; finish coating only may be adequate. Due to the extreme climate changes in this region of the country, you will need to periodically check and caulk the butt joints on the siding of the home. This is considered a homeowner maintenance item and is not covered under this warranty.

**★ *Stucco***

If the exterior of your home has stucco there are a few things to keep in mind regarding wear and maintenance. Because stucco is exposed to the elements as are other exterior finishes to your home it is important to understand the wear characteristics of stucco. Stucco surfaces may have very small cracks that are normal and acceptable. Minor imperfections and cracking are common and should be expected. Please refer to your RWC manual for acceptable tolerances and variances regarding these issues. Please use care when washing stucco with high pressure sprayers, drilling holes, attaching ornamental décor, patio covers, plant holders, awnings, hose racks and other similar devices. Improper use, care or maintenance may void portions of the statutory warranty and the manufacturer's warranty.

**❖ *Fencing***  
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Fencing may be a part of your home purchase. Please note that fencing height around your home may vary from that in the models and from homes with different grade elevations. Your fencing is comprised of treated posts and unfinished pickets. Seasonal change in temperature and moisture will affect the appearance of your fence as it ages. You should expect the fence to experience some splitting, warping and discoloration. This is considered normal and is not a warrantable condition. Your builder warranty does NOT cover damage done

to any fence caused by high winds. This is considered to be an act of nature, and will be the homeowners responsibility for repair or replacement. Maintaining a consistent moisture content of the soil containing the fence posts will minimize their movement. However, even under the most controlled conditions, some movement is to be expected, is considered normal, and is not warrantable.

If you choose to add additional fencing to your property, we urge you to employ a professional fencing contractor. It is your responsibility to locate the property lines and to have your fencing installed according to local building codes and your Declaration of Restrictions. Your Declaration of Restrictions may require approvals prior to installation of your fence, as well as painting or staining. Before you install fencing, refer any questions to local building authorities, and if applicable, your Homeowners' or Neighborhood Association for approval.

**❖ *Gates***  
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Sprinklers should be directed away from the gates to avoid discoloration and adjustment problems. Seasonal changes in temperature and humidity may affect the adjustment of gates. This is considered normal and is not warrantable.

**❖ *Wood Burning Fireplaces***  
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The wood burning fireplaces in your home are designed to add beauty and style. Please note that the fireplaces are not designed nor intended to heat the home. We suggest that you use small fires, which will lend a sense of warmth to the room, while supplementing the heat from your heating system.

Here are practical suggestions for getting the maximum benefit from your fireplace:

Your new home is almost airtight. Because fireplaces need a draft to function properly, you should open a nearby window about one inch before you light a fire. This is especially true if your heating system is operating at the time your fire is lighted. Failure to open a window or the outside air vent to provide a draft could cause a down draft and smoke may fill your home.

Always use a fire grate in your fireplace to allow air to circulate around the fire. Never place the firewood directly on the floor of the firebox.

Before you build a fire in the fireplace, the fireplace damper should be set in the fully open position. Become familiar with the operation of the damper before you light the fire.

Use firewood that is intended for a residential fireplace. The logs should not be too long for the firebox. Do not use green or water soaked wood, construction lumber or other wood charcoal, which has a high creosote or pitch content. The pitch will condense on the chimney and, in time, build up enough to become a fire hazard. Wood that is treated with fire retardant will discolor the walls of your chimney and should be avoided.

Store wood outside at least 12 inches away from the home. Firewood can become a home for termites and other wood-destroying insects.

Close fireplace screens when the fire is burning.

Never leave the fire unattended. Extinguish the fire before going to bed and when leaving your home.

Never use your fireplace as an incinerator to burn trash. Never burn a Christmas tree or holiday decorations in a fireplace.

After the fire is completely out and the embers are cold, close the damper to prevent heat loss through the chimney. Keep the damper closed when fireplace is not in use.

Remove built up ashes after you are certain that they are cold. Hot coals in ashes can ignite if the ashes are disposed of in a garbage can or other receptacle.

Do not use lighter fluid or other flammable materials to start the fire. Please use the gas log lighter according to the fireplace instructions.

We suggest that you have your chimney inspected annually. Cleaning by a professional chimney cleaner is recommended. If you use your fireplaces regularly, annual cleaning may be required. Before building your first fire of the season, check to see that the damper opens properly and closes tightly. Routinely inspect the chimney cap for blockage caused by birds or insects.

## ❖ *Cast Masonry Mantles*

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Clean the mantle with a sponge and mixture of liquid detergent. Avoid the use of cleaning materials containing bleach, ammonia, chlorine or chemicals, which are likely to result in yellowing or discoloration.

Do not allow liquid spills, such as coffee, tea or soft drinks, to remain on the surfaces or to dry. Remove such spills immediately with a sponge or absorbent cloth.

Do not use abrasives such as cleaning powder, steel wool or sandpaper for spot or stain removal.

As with any porous masonry product, stains caused by wax crayons, dye, permanent markers, etc. may be difficult to remove and may result in the surface having to be restained with a masonry type stain for restoration.

## ❖ *Floors*

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The flooring in your new home will last longer if you provide routine maintenance and care. The coverage of the "D.R. Horton Limited Warranty" is limited to the flooring materials that were provided and installed by D.R. Horton.

We will attempt to eliminate any floor squeaks in your home, on a one-time basis, and only during the first year. However, due to lumber shrinkage and change in humidity, a squeak proof floor cannot be guaranteed. Please inspect your flooring carefully during your walk through. Any damages or defects in your flooring must be noted at the time of the walk through. Subsequent damages, including broken tiles, scratched wood flooring, torn or stained carpeting, and scuffed, gouged or cut vinyl, are your responsibility.

## ★ *Carpeting*

Vacuum carpeting frequently to avoid the buildup of dirt and grime. 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. 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 carefully 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 amount of seams and without excessive waste. Seams are most visible in a new home before it has been furnished and occupied. Visible seams are not a defect unless they have been improperly made or the material is defective. Dye lots may vary, and these variations are acceptable if they adjoin doorways or occur on stairways. This is considered normal.

Remove spills immediately. Stain removal is easier if it is done promptly. Consult a home center or a carpet professional for stubborn stains. Cleaning products should be tested on a section of carpeting that is not obvious. Do not use cleaners that have not been tested and certified for the carpeting materials in your home.

Burning of candles in your new home can leave a soot residue on carpet, tile, drywall, etc. This is not covered under your warranty, and any damage as a result of this would be the home owner's responsibility.

Thoroughly clean your carpets at least once each year. While do-it-yourself carpet shampoo devices can be effective, consider employing a professional carpet cleaner so as not to damage your carpet. The professional equipment, materials and experience will add years of life to your carpets.

Carpet that becomes wet from a plumbing leak, roof leak or other sources can be dried out and relayed without damage if the following steps are taken:

- (1) Pull the carpet back from the wall and off the floor in the wet area. Lay the carpet back on the dry carpet and prop it up. If the entire room becomes wet, the carpet may have to be removed and placed in another area to dry (i.e. garage floor)
- (2) Remove the wet pad under the carpet and throw it away.
- (3) If available, a box fan will reduce drying time by directing the airflow around the wet carpet.
- (4) In 24-48 hours, depending on temperature, airflow and humidity, a new pad can be installed and the carpet can then be relayed with no damage.

D.R. Horton will not be responsible for damage that may occur while pulling up or removing wet carpet.

### ★ *Ceramic Tile Flooring*

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

Glazed ceramic tile is recognized by its shiny, smooth finish. It is cared for in the same manner as ceramic tile countertops described earlier. Wash glazed tile with warm water and vinegar to eliminate spotting and hard water buildup, or use a commercially prepared product. Like your countertops, the grout will need sealing to be resistant to stains. If you want to have the grout sealed, please contact a professional.

### ★ *Hardwood Floors*

Follow these steps to care for your hardwood floors:

Clean your hardwood floors as often as you vacuum your carpets. Sweep the floors and mop with a soft, dry mop or cloth. Do not use water or water-based cleaners.

Do not flood hardwood floors with water. This will cause staining, warping and the destruction of the flooring. Do not permit water or other liquids to stand on hardwood flooring. Wipe up spills immediately. Do not use water-based detergents, bleach, or one-step floor cleaners on hardwood floors.

Do not drag heavy appliances or furniture across hardwood flooring. Permanent scratches in the finish can result. Ladies' high-heeled shoes can dent hardwood flooring.

Waxing and buffing hardwood floors should be done according to the manufacturer's instructions for materials and procedures. Consider having this done by a professional.

Burns from cigarettes can be difficult or impossible to remove from your hardwood floors. Small burns can be removed by sanding lightly and staining with a commercial wood stain. Apply wax after the wood stain dries. Large burns should be referred to a flooring professional.

### ★ *Vinyl Flooring*

Modern, resilient vinyl flooring is a low maintenance feature that adds beauty and comfort to your home. The following are tips for proper care of your new vinyl floor.

Because of its relatively soft nature, vinyl flooring can be damaged by heavy appliances, dropped tools or utensils, and by rough usage. This damage is permanent and cannot be repaired. High-heeled shoes can be particularly damaging to vinyl. Such shoes can cause permanent dents and gouges. Furniture legs may also cause permanent damage to vinyl flooring. Dents caused by furniture and usage are not considered warrantable.

Do not use abrasive cleansers or full strength bleach on vinyl floors. Abrasives 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 floor cleaner.

Remove spills immediately to avoid staining. Use a sponge or soft cloth. Dry the floor after removing the spill.

Avoid rubber-backed rugs on vinyl floors because the rubber can cause discoloring.

Do not let water stand on vinyl tile flooring. This can eventually damage any wood surface

underneath the vinyl flooring and cause the tile or sheet flooring to detach from the surface.

### ❖ *Garbage Disposal Unit*

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Do not load the disposal unit with food items before turning it on. For proper operation, turn on the cold water and start the disposal unit. Then, drop the food items slowly into the unit. When the unit sounds clear, turn it off and leave the water running for several seconds. This allows the food waste to be carried into your sewer lines.

Only foods that are non-fibrous and easily pulverized should be placed into the disposal unit. Examples of foods not to place in the disposal unit are cornhusks, celery, onion skins, olive pits, bones, and solid or liquid grease. Potato and carrot peels should be fed slowly into the disposal. These items may cause your unit to overload or jam. If this happens, follow these corrective measures.

Turn off the disposal unit and the cold water. Wait three minutes for the disposal unit to cool, then press the reset button usually located on the bottom of the unit.

Check the circuit breakers. An overload of this type may have tripped the circuit. Reset any tripped circuit breakers.

If this does not correct the problem, your disposal unit is probably obstructed. Follow these steps for proper removal:

Always verify that the disposal unit switch on the wall is in the off position before attempting a repair yourself.

If your disposal unit has a service wrench, insert one end of the wrench into the bottom of the unit. Work back and forth until the disposal unit turns freely. If your disposal unit does not have a service wrench, insert a broom handle or mop handle into the throat of the unit and rotate the impeller back and forth. The obstruction will be loosened so that it can be removed.

After verifying that the disposal unit switch is in the "off" position, remove the obstruction, press the reset button and proceed with the above steps for proper use.

### ❖ *Heating and Air Conditioning*

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For service to your heating and air conditioning system, please contact the heating and air conditioning contractor listed in the "Neighborhood Information" section of this manual. Even after your "D.R. Horton Limited Warranty" expires, we suggest that you continue to contact your original contractor, who will have the plans and specifications necessary to address your service needs. Your new home is equipped with a high quality heating and air conditioning system that complies with local and state energy codes. With proper care, the systems will provide many years of enjoyable, dependable service. Please read the instructions and become familiar with the heating and air conditioning systems before you use them. Depending on outside temperatures, window treatment and landscape shading, different rooms may vary in temperature several degrees.

#### *Avoid Overheating*

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

#### *Combustion Air*

Gas furnaces have combustion air vents. Never cover or block these vents in any way. Outside air is needed to supply the furnace with sufficient oxygen. Blocking the combustion air vent will cause the furnace to draw air down the vent pipe and pull poisonous gasses back into your home. If the air vents become loose, D.R. Horton will secure them as needed during the first year of ownership.

All questions and requests for warranty service on your heating and air conditioning systems should be directed to the air conditioning contractor listed in the "Neighborhood Information" section of this book.

Your heating and air conditioning systems can play an important role in your home during the first year after you move in. By maintaining an even temperature, you can minimize the expansion and contraction of the materials in your home.

The following suggestions are intended to assist you in getting the maximum usage and

enjoyment from your heating and air conditioning system:

We recommend that air filters be changed every 30 days or as needed. In areas with heavy dust, more frequent changes may be in order. Fresh filters can significantly reduce operating costs and will prolong the life of your system. Be certain to use the correct size filter. You must place all panels back securely in their place or the system may not operate.

While using your air conditioning system, twice a year flush the line with water. Keeping the condensation line draining properly is a homeowner maintenance item, not a builder responsibility. Damage caused by clogged condensation drain line leakage or overflow is not warrantable.

Check the operation of your system well in advance of peak operating seasons. Notify the appropriate subcontractor of problems before seasonal service demands are the greatest.

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 usage under these conditions can damage the unit.

Keep all vents and registers clean and free of dust, cobwebs and debris.

Keep plants and grass trimmed well away from the outdoor unit and also from the end opening of the condensation line extending from the exterior of your home.

❖ ***Interior Walls***

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The walls in your new 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 wallboard is minimal and is your responsibility. Replace warped molding and trim. Reset nails that have popped out of position. Use touchup paint and, if necessary, the appropriate caulking material to complete the repairs.

Use care when you hang pictures and other decorative items. The drywall board will be damaged if it is hit with a hammer. 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.

The walls in your home are textured for beauty and style. The texturing material is relatively soft and can be damaged by scrubbing with abrasive cleansers, rough brushes or cloths. Small finger smudges may be removed from walls with a solution of warm water and a mild soap. Wash gently with a soft sponge or cloth. Rinse and dry the excess water carefully. Do not permit the drywall board to become soaked with water. Larger spots, not easily removed by cleaning, will require paint touchup.

❖ ***Landscaping, Draining, and Grading***

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The soil in the Central Texas area is generally expansive clay soil, which expands when it absorbs water and shrinks when the water evaporates. This, in turn, causes movement in the foundation of your home. The amount of moisture change in the soil on which your home is located is affected by changes in grading, watering, climate, as well as the planting of trees, shrubs, and lawns.

Proper maintenance by you of the soil surrounding your home can minimize the amount of expansion and shrinkage that the supporting soil under your concrete foundation will experience over the years. Your maintenance of lot grading, drainage, plantings, trees, lawns, gutters and downspouts, utility lines, and patios, decks and other additions can help maintain a consistent moisture content in the soil surrounding your home. Trees can send roots under your foundation to at least the radius of the mature drip line of the tree foliage. Tree roots can remove large amounts of water from the ground, causing loss of soil support and possible foundation damage.

Your lot has been graded to drain water away from your home. The grading plan for your lot has been carefully engineered and graded to standards that have been established by local governmental agencies to insure proper drainage. Failure to maintain the established grade may result in damage to your home, your lot and the neighboring property. Any alteration of the established grade for your lot may result in conditions that could cause structural damage to your home and therefore void your warranty. Natural settling can change the original grading. It is your responsibility to maintain the original

grading of your lot and to preserve good drainage.

Unlandscaped ground erodes. Correcting erosion that occurs after closing is the homeowner's responsibility. Damages to neighboring property caused by unlandscaped ground on your lot will be your responsibility.

The contours and features of your lot have been designed to provide an ideal setting for your home and to give the maximum protection from water erosion and damage. The swales and contours of your lot have been designed to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains. You should check the slope frequently during the first year or two. Fill any depressions that occur and watch for pools of water after heavy rains. Swales and contours, which are designed to direct the flow of water away from the home, are especially important and must not be altered. Do not level out these swales to make a "prettier lawn." Do not block the water flow by installing paving, patios or fences.

Landscaping can change the grading of your lot. We suggest that you consult a professional landscape contractor when the time comes to perform any additional landscaping to your lot. Provide ample room for growth between plants and your home. The ground next to your home should always slope away to prevent standing water.

***IT IS ESSENTIAL THAT YOU MAINTAIN THE SLOPES AROUND YOUR HOME TO PERMIT THE WATER TO DRAIN AWAY FROM THE FOUNDATION. FAILURE TO DO SO CAN RESULT IN MAJOR STRUCTURAL DAMAGE AND COULD VOID ANY WARRANTY.***

If water is allowed to stand or pool next to your home, damage to the foundation and the home will result. The water also could seep into your home and damage the interior and furnishings.

Since flowerbeds can significantly change drainage patterns, we suggest that you consult a professional landscape contractor before you install flowerbeds. Flowers, bushes, shrubs, trees, ground covers and grasses all require water to survive; however, planted too close to your foundation, this need can result in excessive

moisture content in the soil next to your foundation. Resist the urge for heavy planting near your foundation. If plantings are desired, use plants, annuals and ground covers that are tolerant of our climate conditions and require minimum watering.

Do not create water traps next to your foundation with walks, borders, planting boxes, flower bed edgings, pools or decks. Before the use of such items, consideration must be given to the necessity of water draining positively away from the house. In any case, 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.

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 from your home. Consult with a landscape contractor before such drainage features are begun. Always keep drain blocks in the fence free of debris, leaves and lawn clippings.

If you choose to install gutters and downspouts on your home's exterior, be sure and keep gutters and downspouts free of debris. Always divert water away from the foundation. Provide splash blocks at each down spout.

To conserve water, you may want to use a drip irrigation system. These systems concentrate a small amount of water directly to the root of the plant where it provides the most nourishment. The amount of water used is significantly less. For further conservation of water, we urge you to use drought resistant or drought tolerant plants. Your landscape professional can provide advice on plant selection, watering needs and proper placement in your yard.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the grade is not altered. Keep the surface of the soil at least six inches below the bottom of the exterior surface of your home (typically, brick, siding, stone or wood). This will assist in preventing wood rot and termite infestations. In addition, other changes and additions can alter the draining of your lot and cause water damage. These changes include walkways, patios, spas, pools, fences, walls, planters and play structures. Before you make any changes or additions to your lot or the structures on your lot, give careful consideration to the effect the changes will have on drainage. If

you have any questions, consult a professional before you begin the project.

To help keep the moisture content of your soil at a constant level, you should use controlled watering to prevent cracks from appearing in the soil surrounding your home during periods of drought. We do not recommend using soaker hoses for this purpose. Large cracks that appear in the soil during extremely dry conditions may allow water to evaporate from the subsoil, which may result in shrinkage. These cracks in the soil may later allow water to enter the subsoil when a wet period next occurs.

Uniformity of moisture in the soil surrounding your home is an important maintenance requirement for your new home.

Do not allow water/sewer leaks of any type to continue uncorrected. Periodically check outside water faucets, hoses, and sprinkler systems for leaks. Unchecked, these items could supply unwanted moisture to the soil.

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

### ❖ *Patios*

Patios may be included in the sale of your home. Patios and other structures, however, that you add to your home after closing will not be covered by your "D.R. Horton Limited Warranty". We suggest that before you begin any addition to your home, you check with your Declaration of Restrictions and, if applicable, your Homeowners' or Neighborhood Association and local building officials. This is to make certain that your plans are in compliance with state and local building codes and your Declaration of Restrictions. It is likely that building permits will be required. A reputable contractor is best qualified to perform this work. Patios, like driveways and sidewalks, are subject to shrinkage and settlement cracks. This cracking does not constitute a warrantable condition.

### ❖ *Plumbing System Emergency*

Even after your "D.R. Horton Limited Warranty" expires, we suggest that you continue to contact your original contractor, who will have the plans and specifications necessary to properly address your service needs.

Your plumbing system features modern design and materials. We recommend that you become familiar with your plumbing system as soon as you move in. You should know the location of

the main shutoff and individual shutoffs in all the bathrooms and the kitchen. In the event of a plumbing emergency, you must close the main water shutoff at once. Flowing water can cause severe damage to your home and its contents.

Any changes or additions to your plumbing system (added water softeners, sprinkler system connections, etc.) may void your warranty and can result in damage to your home.

We highly recommend that you consult a licensed plumber to make any changes or additions to your plumbing system. Please note that a permit may be required.

The main water shutoff is located at the water meter box. Our representative will identify the water shutoffs during your walk through.

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 others in your home should know where these water shutoffs are and how they work.

Each plumbing fixture in your home has a drainpipe specially designed to provide a water vapor barrier between your home and the sewer. The drainpipe or "P-trap" is the U-shaped area of pipe directly under each sink or tub. The trap holds water, which prevents the airborne bacteria and odor of sewer gas from entering your home. If any of your sinks or tubs are used infrequently, we suggest that they be turned on occasionally to replace the water in the trap lost to evaporation. Because of their shape, the traps are the most likely area to become clogged.

If you detect the odor of sewer gas from a sink, contact your plumbing contractor after you have followed the advice above.

Please make sure that during freezing weather, you take the necessary precautions to ensure the exposed pipes on your home are protected. At the first indication that there is freezing weather approaching, winterize your irrigation system according to the paperwork that was left with your control panel. Make sure to open cabinet doors to allow heat to get as close to any exterior wall plumbing as possible. Remember to wrap all of your hose bibs and to leave an interior faucet dripping overnight to help protect your plumbing. If you have any questions regarding protecting your home from freezing weather, please call our Customer Service Department at **(254)778-8500**. Any frozen pipes, valves, or damage resulting from frozen plumbing or irrigation, is considered weather damage and is not covered under your home warranty.

### ★ *Bathtubs*

The bathtubs in your home are made of either marble, acrylic, fiberglass or steel coated with porcelain. Porcelain is a hard, durable surface, but it can be chipped or scratched by blows from a heavy or sharp object. Like the other components in your home, your bathtubs require routine maintenance (caulking, cleaning, etc.).

Clean the tubs by using a non-abrasive cleaner designed for bathroom use. Rinse the surface thoroughly to remove all traces of the cleaner. After each use, rinse the tub thoroughly with clean water to lessen the effects of soap buildup.

### ★ *Ceramic Tile Surrounds*

Expect slight separations to occur in the grout between the tiles. These slight separations in the grout are commonly due to normal shrinkage conditions. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled by using "tub caulk" or premixed grout that can be purchased from flooring or hardware stores. Follow package directions. This maintenance is important to protect the underlying surface from water damage.

### ★ *Fixtures*

Faucets and other plumbing fixtures are designed to add beauty and provide trouble-free use. Most of the fixtures are plated with polished brass, bright chromium or a combination of the two. The brass and chromium plating materials 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 and wipe dry to prevent spotting.

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

Be advised that due to our climate, your fixtures may tarnish. This is considered normal and is not warrantable. To minimize tarnishing, ensure that the fixtures are wiped dry after each use.

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 excessive force when you turn your faucets on and off. The seals in the faucets can be

damaged and will require repair or replacement 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 buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and 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, inspect monthly. Hose bibs should not be allowed to drip on soils surrounding foundation. They should be protected from freezing weather.

### ★ *Toilets*

Toilets are made of vitreous china, a glasslike material that is almost impervious to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object. Do not stand on your toilets. Uneven pressure applied to the toilet can break the wax seal at the base of the toilet, thereby causing a leak.

Toilets which are designed to use less water, approximately 1.6 gallons, have been installed in your home in an effort to reduce the amount of water used and the amount of wastewater treated and returned to our water sources, all of which will result in a lower utility cost to you and an improvement to the environment.

Since these toilets use approximately 50% of the water that older, traditional toilets use, you need to be aware of a few inconveniences you may experience. The toilets have a tendency to become clogged more frequently than traditional toilets because of the newer toilet's reduced water flush capacity. On the occasions where one needs to dispose of a large amount of tissue, it is advisable to flush the toilet prior to the disposal of all tissue. Educating your family members as to the capacity of the toilet will help avoid unnecessary stoppages.

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 back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that occur due to construction debris are covered by your "D.R. Horton Limited Warranty". Stoppages that are not construction related are your responsibility. If you are unable

to clear the obstruction yourself, we suggest that you call a plumber.

Do not use drain cleaners in toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak. This includes chlorine drop in tablets in the tank.

The flush valve in your home should last for many years. If it fails or begins to leak, please contact a licensed plumber. The toilets supply line connected to the toilet tank should be **“hand tightened only”** the use of any type of hand tool to tighten the supply line nut, can compromise the integrity of the line and tank. We encourage you to contact a licensed plumber for any and all plumbing repairs. We recommend the original plumbing contractor..

❖ **Roofs**

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The roofing material on your new home is made of asphalt composition. Asphalt shingles afford years of use, but are not indestructible. This type of roof affords good protection against fire and adds beauty and quality to your home for many years. D.R. Horton will not be responsible for leaks that are caused by alterations, tie-ins or penetrations of the roof that are done by the owner or by others after the completion of the roof. D.R. Horton will not be responsible for damage to the roof caused by storms, civil disobedience or Acts of Nature such as tornadoes.

High winds, snow and ice can damage a roof. Asphalt shingles should be replaced when the mineral granules, which coat the top surface, disappear and you see exposed black felt. Call roofing professional for repairs.

Access to your roof is not necessary under normal conditions. Do not walk on the composition roof of your home. The weight of a person can damage the composition shingles comprising your roof. Leaking may occur and costly repairs could be necessary. If access to your roof is required, call a professional roofing contractor for advice and assistance.

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

If you have rain gutters or down spouts on your home, they should be kept free of debris such as leaves, twigs and litter. Inspect the gutters and down spouts twice each year and after each heavy

rain or windstorm. Remove debris promptly. Down spouts should direct water away from the foundation of your home to minimize soil erosion.

❖ **Smoke Detectors**

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Several smoke detectors have been installed in your new home. The selection of the smoke detector, the installation procedure, and the location of the smoke detectors are designed to meet the requirements of local and state building codes. Please do not move or disable any of your smoke detectors. If you feel the need for additional protection, consider purchasing another smoke detector to be installed at an additional location.

The purpose of your smoke detector is to detect the possible presence of fire in your home so that you will have time to evacuate the house. At the first indication of fire, evacuate your family and call the Fire Department from a neighboring home.

Your smoke detectors are wired directly into the electrical system, are interconnected, and backed up with a 9V battery. If the smoke detector "chirps", this usually indicates that the battery is low and should be replaced immediately.

❖ **Swimming Pools**

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If you choose to have a pool or spa installed, we suggest that you give careful consideration to the eventual drainage problems that could be created. See the section in this manual on drainage. Your swimming pool contractor can assist you in deciding the best location for the pool or spa and if new drainage features are needed. Pool leaks in the pool shell or piping can cause a

reaction in expansive clay soils, possibly damaging the foundation of your home.

### ❖ *Termites*

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Subterranean termites are native to this region.

Subterranean termites depend on soil moisture as their primary source of water. Moist soil at or near the surface encourages the termites to forge upward, bringing them closer to the wood in your home. By limiting the moisture in your soil, you can aid in deterring these pests.

D.R. Horton does not treat the soil for termites. Any wood materials in direct contact with the foundation, however, have been treated for termites.

It is important that you inspect the perimeter of your home on a regular basis. If you notice evidence of termites, such as a mud tube on your foundation wall, call a professional as soon as possible.

If you are landscaping or installing an irrigation system, we urge you to follow these guidelines:

Do not allow the soil to touch the wood structure of your home.

Make sure all water drains away from your home.

Do not allow untreated wood materials to come into contact with your foundation or grass or soils.

**▶▶ IMPORTANT NOTE:  
WE CANNOT AND DO NOT WARRANT  
THAT YOU WILL NOT HAVE TERMITES.  
IF THIS IS A CONCERN TO YOU, YOU  
ARE ADVISED TO HAVE YOUR HOME  
INSPECTED AND/OR TREATED BY A  
PROFESSIONAL AFTER YOU CLOSE. ◀◀**

### ❖ *Water Heater*

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Your water heater is covered by a warranty from the manufacturer. Please read the operating instructions that the manufacturer provides. In the event of a leak in your water heater, close the shutoff valve on the top of the water heater and turn off the pilot light. On an electrical unit, turn off the breaker before you disconnect the power. If your home is still covered under the “D.R. Horton Limited Warranty”, contact our

Customer Service Department for service or call the plumber listed in the “Neighborhood Information” section of this manual.

While some water heaters do not require additional insulation, we suggest that you consider an inexpensive water heater blanket when it is appropriate. This may save significantly on the cost of operating the water heater. These products are available at home centers 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 according to the manufacturer's suggestions. This simple procedure will remove accumulated silt and debris to ensure that the water heater is efficient and durable.

### ❖ *Windows*

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The windows on your home are made with a double pane of glass.

A few simple maintenance tasks will help your windows to provide years of trouble-free service.

Do not apply window-tinting materials made of film to your 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 and condensation to form between the panes. Adding window tinting will void the warranty on your windows.

Lubricate your windows as needed with an oil-free product and periodically remove dirt and dust. Keep weep holes open.

Aluminum foil also causes a heat buildup between windowpanes and should not be used. Consider any Homeowners' or Neighborhood Association (if any) regulations before you install window coverings that are visible from the street or other areas of your neighborhood.

## ❖ *Maintenance Routine*

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### EVERY MONTH

#### ***Wood Cabinets***

Apply a wood protection product designed for wood cabinets.

#### ***Furnace/Air Conditioning***

Inspect filters for dust. Clean and replace filters monthly.

#### ***Plumbing***

Check under kitchen and bathroom cabinets for leaks. Tighten fittings carefully. Check the area around the hot water heater for leaks. Discoloration or blistering of the walls, ceilings, or floor coverings may indicate a leak.

#### ***Kitchen Exhaust Fan***

Remove and clean the filter. Clean accumulated grease deposits from the fan housing.

#### ***Faucet Aerators***

Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.

#### ***Perimeter Inspection***

Look for evidence of termites on or near your foundation. If evidence of termites is found, please consult the termite section of this manual. Inspect landscaping and swales for proper drainage away from the home.

### EVERY 2 MONTHS

#### ***Exterior Doors***

Oil hinges and locks if required. Inspect finish for cracks and peeling. Use touchup paint or varnish where required.

### EVERY 3 MONTHS

#### ***Interior Doors***

Lubricate hinges.

#### ***Garage Door***

Lubricate hardware. Inspect mechanism for free travel. Adjust if necessary.

#### ***Tiled Areas***

Inspect caulked areas for missing or damaged caulking. *Re-caulk if necessary.*

#### ***Shower Doors***

Inspect for proper fit. Adjust if necessary. *Inspect caulking and re-caulk if necessary.*

#### ***Tub Enclosures***

Inspect for proper fit. Adjust if necessary. *Inspect caulking and re-caulk if necessary.*

### EVERY 6 MONTHS

#### ***Air Conditioning System Condensation Line***

Pour one (1) cup of water down the condensation line to flush the line.

#### ***Kitchen Tile Grout***

Inspect for loose or missing grout. Re-grout if necessary. Recaulk at the edge of the backsplash if necessary.

#### ***Front Doors***

Repaint or refinish if necessary. Consult your Homeowners' or Neighborhood Association regulations before you change the exterior paint color of your doors.

#### ***Gutters***

Clean debris from gutters every six months and after storms.

### EVERY 12 MONTHS

#### ***Exterior Paint***

Inspect for cracked and peeling paint and caulking. It is especially important to maintain the caulking around doors and windows. Repair and repaint if necessary. Consult your Homeowners' or Neighborhood Association regulations (if any) before you change the exterior paint colors. Southern and western exposures are especially subject to peeling and cracking. Inspect these areas twice each year. Caulk and repaint as necessary. French and wood doors should be repainted annually.

#### ***Roof***

Inspect for damaged shingles or accumulated debris after storms and high winds. An annual inspection by a roofing professional is recommended. You may contact our Customer Service Department for the name and telephone number of your original roofing contractor.

#### ***Fireplace***

Have the chimney inspected annually. Cleaning by a professional chimney cleaner is recommended. Check to see that the damper opens properly and closes tightly. Inspect the chimney cap for blockages caused by birds or insects.

#### ***HVAC System***

We recommend an inspection by a heating professional every year. We also recommend using the original contractor for the life of the system.

# ~Trouble Shooting Suggestions~

The section entitled "In Case of an Emergency" located in the "Customer Service" section may also be of assistance. For other problems that arise, we provide these Troubleshooting Suggestions for your convenience.

## ❖ *Electrical*

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If a complete power outage occurs, look to see if your neighbors have electrical power. If the power is off in your neighborhood, call the electric company to report the outage. If the outage is limited to your home, locate one or both electrical panels, inspect all circuit breakers in the subpanel (located in the garage) first, including the main breaker, then check the house main panel located adjacent to the permanent electric meter. If a breaker appears damaged, leave it off and call the electrician listed on the Neighborhood Information Page. If the circuit breakers are not damaged, turn them all off and back on again one at a time.

### ***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 a burning smell, find the location of the odor or sparks. If an appliance is plugged into that outlet, check the appliance for a short in the cord or other problem and unplug it. If this is not the problem, shut off the problem circuit and contact the electrician listed on the electrical panel in the garage.

### ***IMPORTANT NOTE:***

***Call the fire department immediately if there is any possibility of a fire.***

If there is no power in a bathroom, kitchen, garage 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 outlet, which may be located in the garage, kitchen or other wet areas. If the reset button has tripped, press it in to restore power. If power is not restored,

determine if the circuit is being overloaded. Two hair dryers or other appliances being used on one circuit could cause the breaker to trip.

If the GFI outlet in a kitchen or wet area will not reset, unplug all appliances in that area. (**Note: Do not unplug refrigerator since refrigerator is on a separate circuit.**) Try to reset the GFI outlet.

If the GFI outlet in the garage will not reset, unplug all appliances in the bathrooms, garage, and exterior outlets. Check for ants in exterior receptacles. Blow out or vacuum exterior receptacles if ants are present. Try to reset the GFI outlet.

### ***IMPORTANT NOTE:***

***Do not use power tools, refrigerators, freezers or 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.***

If there is power to only half of an electrical outlet, make sure that a wall switch, that may be turned off, does not control the outlet. Once this is determined, inspect the circuit breakers and reset any that are in the OFF position.

Some fixtures have an on/off switch located on the fixture. If a hanging light fixture does not work, make sure this switch is on. If your fixture doesn't have a switch, reset any tripped circuit breakers.

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.

Only a qualified licensed electrician should make repairs or modifications to your home's electrical system. We recommend that you use the original contractor listed on the electrical panel in your garage. Any changes or additions to your electrical system may void your warranty and can result in damage to your home or cause serious injury.

## ❖ *Heating and Air Conditioning*

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If the heating system is not working properly, make sure the thermostat is set to a temperature higher than the room air, the unit is plugged in, and the thermostat is turned to the "heat" position. Make sure the circuit breaker is in the on position and that the gas meter, if applicable, is on.

If you are unable to isolate the problem, call our Customer Service Department, or the air conditioning contractor listed in the "Neighborhood Information" section in this book and on the electrical panel in your garage.

If your air conditioning unit shuts down or will not start, make sure the thermostat is set to a temperature that is cooler than the room air. Then, turn the air conditioner off at the thermostat and inspect the circuit breaker. If the breaker is tripped, reset it to restore power to the unit. On some units, if the air conditioner does not restart, a bad fuse may be the cause. A professional can check for bad fuses and replace them as necessary.

If any panels on the face of your furnace unit are removed for any reason, be sure that they are securely and correctly returned to their proper positions, otherwise the system will not function properly. Energy Tip: Clean your filter often, (every 30 days under normal use). Window treatments should be in place before the system is balanced.

## ❖ *Plumbing*

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If a water main breaks or a major plumbing leak develops, turn off the main water valve. It is located next to the water meter.

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 in the section of this manual entitled "Maintenance of Your Home".

If you notice a leak in the tub or shower, turn off the water at the main shutoff valve, call the plumbing contractor immediately. The number is located at the electrical panel in your garage. Then contact our main number for emergency instruction and procedures at (254) 778-8500.

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. If the leak cannot be isolated, turn off the main water service to the house. Contact the plumber listed as the contractor for your home in the "Neighborhood Information" section of this manual and on the electrical panel in your garage.

# ~Additional Information~

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We are interested in providing complete, accurate information on your new home. The following pages have important facts about your new home, the materials that were used in construction, and other details that will complete your knowledge of the home. Please review this section carefully.

In addition to the following information, it is possible that there are specific items that pertain only to your home. Your salesperson and the Customer Service Department are your best sources of additional information about your new home.

If you have any questions about your home before you close escrow, please contact your salesperson. After you occupy your new home, please direct your questions to the Customer Service Department.

Model homes have several functions. They are used as sales offices, to demonstrate products in the home, and as a showcase. These multiple uses can require larger air conditioners and other equipment that is neither appropriate nor desirable for normal residential use. The model homes also may display a variety of features, finishes, materials, colors and products that are not included in your home. The following has been prepared to clarify the items and features in your new home that may differ from that in the models.

## ❖ *Architectural Control Committee*

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An Architectural Control Committee has approval authority over any changes, alterations or additions to your home, fence, landscaping, exterior colors, trim and other changes. Always consult the Declaration of Restrictions for approval procedures and other information prior to making any additions, alterations or improvements to your house, including the installation of antennas and fences. You will receive these documents at closing.

## ❖ *Attic Access*

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The attic space is not intended for storage (excessive weight could jeopardize the integrity of the roof system and void your warranty). Access is provided for purposes of maintaining mechanical equipment that may traverse the attic space. When performing any needed tasks in the attic, caution should be used not to step off the wooden members onto the drywall. This can result in personal injury and/or damage to the ceiling below. Such injury or damage is not covered by your limited warranty.

## ❖ *Color and Texture Variances*

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Variations in color occur in all manufactured products. Although every effort is made to provide consistent color, variances may be noticeable in paint, brick, stone, tile, carpet and other colored surfaces. Exposure to the sun and water will alter the color more rapidly. These variations may be especially noticeable where a repair has been made. An exact color or texture match of materials during the initial construction of your home or during subsequent repairs is not something that is covered by your "D.R. Horton Limited Warranty".

## ❖ *Concrete*

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Due to the extreme weather and temperature changes in this area, and to the nature of concrete and masonry, it is normal for concrete to expand and contract. This can result in normal, hairline cracks on the surface, which do not affect the strength, performance, or purpose of the concrete and masonry. Your "D.R. Horton Limited Warranty" and "Ten Year Homeowner Warranty" does not cover normal shrinkage or surface cracking of the building foundation, driveways, patios or walkways.

## ❖ *Construction Methods*

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**D.R. Horton** builds homes that meet or exceed local building codes. Construction methods can

vary from unit to unit due to variations in plans, elevations and the requirements of local building codes. Your home is hand made. No two are alike.

### ❖ *Design*

.....

Your home can have design features that differ from those in the model homes. The differences could be in materials, interior and exterior colors, surface coverings, doors, windows, garage doors and other features. Please consult your sales representative for an explanation of any differences.

### ❖ *Dimensions*

.....

Your home can have different interior and exterior dimensions than those of the model homes. The differences can result from variations in the lots, changes in design that are made after the models are completed and other factors. The differences can be seen in ceilings, windows, room sizes, and placement of your home on the lot and in other areas.

Your lot has been graded to keep water away from your home. The grading plan for your lot has been engineered and graded to local, state and federal standards. Failure to maintain grading can result in damage to your home, your lot and to neighboring property. Any alteration of the established grade plan for your lot may void the foundation, landscaping and drainage sections of your warranty.

Your lot has been graded to accommodate the soils, elevations and other factors of the lot. Consult a professional before you make changes to the grade of your lot. Your D.R. Horton Limited Warranty does not cover damage to your unit or other units caused by changes or alterations in the grading and drainage system. For any additions, changes or alterations to your grading and drainage system, please consult a licensed contractor.

Review "Landscaping, Drainage and Grading" in the "Maintenance of Your Home" section of this manual for more information.

### ❖ *Easements and Utilities*

.....

Your property may be subject to certain easements that should be reflected on your title policy and your lot survey, which will be given to you at the closing of your home purchase.

Consult your title policy or a professional before any alterations are made to your home or your lot. This is to ensure that building codes or subdivision restrictions are not violated.

### ❖ *Entrances and Walkways*

.....

The entrance and walkways of the model homes can vary in size and location from your home.

### ❖ *Expansion and Contraction*

.....

All building materials are subject to expansion and contraction caused by changes in temperature and humidity. Dissimilar materials expand and contract at different rates. This movement results in separation between materials, particularly dissimilar ones. The effects can be seen in small cracks in drywall and paint, especially where moldings meet drywall, at mitered corners, where tile grout meets the tub or sink and so on. This can be alarming to an uninformed homeowner, but, in fact, it is very normal, especially in the Central Texas area known for extreme fluctuations in temperature and humidity.

### ❖ *Heating and Air Conditioning*

.....

The temperature in your new home can vary from room to room. This variation is normal. It is due to differences in your home's orientation to the sun, shade from neighboring homes, trees, landscaping and other factors. D.R. Horton will make every effort, during the D.R. Horton Limited Warranty period, to balance your system for overall efficiency and comfort; however, an ideal balance is not always possible. Window treatments should be in place before the system is balanced.

### ❖ *Homeowner Maintenance*

.....

The features and systems in your new home require routine maintenance. Refer to the "Maintenance of Your Home" section of this manual and, if necessary, please consult a professional for advice on your maintenance requirements. **Damage, deterioration and destruction of items due to improper or inadequate maintenance by you, are not covered by your "D.R. Horton Limited Warranty".**

❖ **Homeowner's Association**

.....  
In some subdivisions, the Homeowners' Association may have certain regulatory and governing powers. The Homeowners' Association, where applicable, may be responsible for certain areas of the subdivision and budgets for such maintenance. Monthly dues may be required under your Declaration of Restrictions. You may be required to consult with your Homeowners' Association prior to any additions, changes or alterations to landscaping, exterior colors, trim, and for other changes. Consult the Homeowners' Association, applicable Declaration of Restrictions and information in this manual for more information.

In communities without a Homeowners' Association, the city may be responsible for maintenance of common areas and entries after DR Horton has completed all new construction.

❖ **Insects**

.....  
Texas is rich with a variety of creeping, crawling, and flying insects. Great care has been taken to thoroughly seal your home against insects. However, a bug proof home cannot be guaranteed.

❖ **Interior Features**

.....  
The model homes are used as sales offices. Therefore, the models may have features such as window coverings, window tinting, security systems, built-in features, slight plan changes, music systems and other differences from the production homes. Not all features are available in all homes.

❖ **Landscaping**

.....  
The landscaping for the model homes features more mature plantings, special plant selections, denser planting and unique landscape features. These features are not found in your home. Landscaping care and maintenance is a homeowner's responsibility.

❖ **Masonry**

.....  
Masonry is one of the most durable and lowest maintenance finishes for a home's exterior. After several years, the masonry may require tuck-pointing (repairing the mortar between the bricks or stones). Otherwise no regular maintenance is

required. The masonry will not be cleaned after closing. Do not use any cleaners or sealer on the masonry exterior not recommended by the brick or mortar manufacturer, or in any manner other than as specified.

Settlement cracks are common and should be expected, within certain tolerances, in masonry surfaces and mortar joints.

If any repairs or changes are made to your masonry, variations in the color of the masonry surface and/or mortar may result.

❖ **Marketing**

.....  
The representations of features, settings, finishes and other items that are used in advertising and sales materials may differ from those in your home.

❖ **Mildew**

.....  
Mildew is an airborne fungi which can land and grow on almost any surface. While mildew grows almost everywhere, it is much more noticeable on a light background painted surface. Mildewcide (a component of the exterior paint we use) is what retards mildew formation. However, no mildewcide will prevent the growth of mildew. Mildew formation and growth is not considered a warrantable condition.

Excessive watering, wet and humid days of little sunshine are optimum conditions for mildew to thrive in. Under humid conditions, mildew can form on any painted or unpainted surface.

To discourage the growth of mildew, wash (rinse off) your home twice a year with water and an all purpose cleaner like "Renz Ez", preferably at the beginning of spring and the beginning of fall. If mildew appears, use a commercial product called "Jomax", available at paint stores or most home improvement stores. Simply follow the directions on the label.

❖ **Mold**

.....  
Mold is a topic of concern to homeowners in many parts of the country. Mold and mold spores are everywhere, both inside and outside our homes. Our local weather forecasts even include mold counts. Warm humid conditions (relative humidity above 57%) promote mold growth. While mold spores are not visible, active mold growth is. To keep mold from

becoming overly active in your home, there are several things you can do.

- ★ Report any plumbing, air conditioning, roof, door, or window leak immediately. Mold takes 24 to 48 hours to start growing, so rapid reporting and a quick response is essential. Discoloration of your walls, ceilings or floor coverings may be an indication of a leak. A “moldy” or “musty” odor may be an indication of a leak. If you have such an odor, the source should be investigated.
- ★ Do not use the “fan only” setting on your thermostat during the cooling season. Operating the fan continuously can raise the humidity level in your home. An important function of your air conditioning system is humidity control.
- ★ Use exhaust fans (or open windows) in bath and utility rooms when moisture is present.
- ★ Change the filters in your heating and air conditioning system monthly. Have your heating and air conditioning system serviced/cleaned, by the original contractor, annually. Dirt inside your system is a perfect food source for mold.
- ★ Pour water down the primary condensate line to your air conditioning system(s) at least once every 6 months. If the primary condensation line terminates outside your home, inspect it regularly for any possible blockage.
- ★ Routinely dry off wet surfaces and materials in your home (i.e. tubs, showers, floors, etc.). Clean any mold growth observed in your tub/shower/sink areas. Check under sinks monthly for leaks. Promptly clean up spills, condensation and other sources of moisture.
- ★ Maintain the caulking in and around your home as part of your routine maintenance program. This will minimize the possibility of leak.
- ★ Proper maintenance is the key to moisture and mold control.

- ★ Condensation can build up on you’re a/c grills or inside your register boxes due to excessive cooling combined with a warm air introduction. To prevent this from happening do not try to over cool the home by keeping the thermostat below the setting the system is designed to cool.

*If you have any questions regarding mold issues in your home, please call our Customer Service Department.*

### ❖ *Neighborhood Association*

.....  
Your neighborhood may have formed a Neighborhood Association to provide a forum for addressing issues affecting your subdivision. Neighborhood Associations vary in their structure and operation. Unlike a Homeowner’s Association, Neighborhood Associations may have no responsibility for maintenance of areas of the subdivisions and dues often are made, if at all, on a voluntary basis. In some cases, Neighborhood Associations may have some approval authority over any additional changes or alterations to your house, fences, landscaping, exterior colors, trim and other changes.

### ❖ *Paint*

.....  
The interior and exterior paint in the model homes can demonstrate a variety of finishes, colors and techniques. In your home, a standard decorator color is used. Any accent painting or finishes done after closing, will not be re-done or remediated if damaged during the course of warranty work.

### ❖ *Plans*

.....  
D.R. Horton reserves the right to change plans, specifications, and prices without notice.

### ❖ *Plaster*

.....  
Plaster or underpinning, is a thin masonry coating that is applied to foundation sides as a cosmetic enhancement. Occasionally this plaster veneer develops minor cracking independent of the foundation. This minor cracking does not indicate a problem with the foundation.

❖ ***Plumbing Fixtures***

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Plumbing fixtures are susceptible to damage and staining if water is permitted to stand on the surfaces or if an abrasive cleansing product is used.

❖ ***Soil***

.....  
The soils in Texas are known to be expansive in nature. These expansive soils have been analyzed by a soils engineer who has recommended the design of the foundation for your home. Any changes in the foundation, the grading and the landscaping of your home and lot can result in severe damage to your property and to neighboring properties. Consult a professional before any such changes are made.

❖ ***Substitute Materials***

.....  
Substitute materials, that may differ from those in the model homes, may have been made in the construction of your home due to situations beyond the control, or at the direction of D.R. Horton.

❖ ***Tiles***

.....  
The color of manufactured tiles can vary in color from tile to tile. The consistency of tile color is not guaranteed. Further, no representation or guarantee is made that the tile colors and finishes in your new home will be available in the future.

❖ ***Trees***

.....  
While D.R. Horton seeks to preserve trees, trees can deteriorate and then die due to a number of factors, including disease and disturbance to root systems. Over or under watering can harm trees. No representation or warranty is made regarding the native or introduced trees located on your lot. You may wish to consult with an arborist to determine appropriate actions to preserve your trees.

❖ ***Unauthorized Installations***

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D.R. Horton does not permit the installation of options by anyone other than D.R. Horton, its subcontractors and suppliers, prior to the close of escrow. The unauthorized use of independent contractors, other than those who are under contract to D.R. Horton, will void any warranty, implied or written, with respect to any and all damage caused, directly or indirectly, as a result of the work. All systems, features and structures of the home are included.

Please be advised, the builder and subcontractors performing warranty work on your home, will only return your home to it's original specification/color/finish at the time of closing. However, an exact match is not possible. Items such as wallpaper, where removal and replacement are required to execute a repair, will not be replaced.

❖ ***Views***

.....  
No representation or warranty is made with respect to the presence or absence of views or scenes that are visible from your new home. Such views and scenes can be blocked or changed by future development, the growth of plants, and other activities.

❖ ***Walk Through Items***

.....  
Items for repair or replacement that are noticed during the homeowner walk through will be completed as soon as possible. It is possible that some items will be completed after the close of escrow. All cosmetic items must be noted, in writing, to receive consideration for correction after closing.

❖ ***Water Pressure***

.....  
Your "D.R. Horton Limited Warranty" does not include any representation or warranty that the current water pressure level will prevail in the future.

# Glossary

**AERATOR** - Located at the end of the kitchen and bathroom faucets. It mixes air with the water in order to provide a smooth, splash-free flow of water. Occasionally, debris may collect in the aerator and restrict the flow of water. If this happens, unscrew the aerator and remove the debris.

## **ARCHITECTURAL CONTROL**

**COMMITTEE** - This committee is often created by the Declaration of Restrictions to review all requests from home owners for changes, alterations and additions to your home and lot (including fences, color schemes, trim changes, storage sheds and the like). Consult your Declaration of Restrictions for details.

**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 or vacuum cleaners.

**BERM** - A small ridge of soil that directs the flow of rain and irrigation water toward drains or sewers.

**BUILDER** - The person who oversees the construction of homes is called the builder. The builder is responsible for making sure that the subcontractors perform their work on time, and to the standards and quality levels established by the warranty insurance company, local building codes, and D.R. Horton.

**BUYER WALK LIST** - This form is used to record the condition of your home at the time of your walk through. For more information, refer to the Customer Service section of this manual.

**CAULKING** - This material is used as a sealant around sinks, tubs and showers. Other applications for caulking include sealing window and doorframes, siding joints, etc.

**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 for a room, an area of the home or a single appliance.

**CIRCUIT BREAKERS** - Circuit breakers prevent electrical overload or shorting. They open the circuit when an overload or short

occurs, thereby breaking the flow of electricity. 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 "Maintenance of Your Home" section of this manual for more information.

**COMMON AREAS** - Many neighborhoods have areas that are common property and owned by a homeowners' association. These areas may include streets, parking areas, walkways, slopes, walls, fences, gates, landscaped and recreational areas. In some cases, these common areas are maintained and the homeowners' association governs their use. Please refer to your Declaration of Restrictions for details.

**CONDENSER** - The unit of a heating and air conditioning system that is located outside the home.

## **D.R. HORTON LIMITED**

**WARRANTY** - The limited warranty made by D.R. Horton to you described in the "D.R. Horton Limited Warranty" section of this manual.

**CORIAN** - This man-made product can be used for countertops in kitchens and bathrooms. It provides beauty, durability and an excellent working surface.

**COSMETIC ITEMS** - Non-structural, appearance related items, outside the scope of the warranty policy. (i.e.: variations or irregularities in texture, paint, hand applied finishes, etc.)

**CULTURED MARBLE** - This is a man-made product that has much of the durability and beauty of natural marble.

**DECLARATION OF RESTRICTIONS** - The covenants, conditions and restrictions governing your house and your subdivision.

**DRYWALL** - The interior walls of a home are usually constructed of drywall. This material also is called gypsum board or sheetrock. The material is functional, and can be textured and painted to complement the style of any home.

**EFFLORESCENCE** - The white, powdery substance that sometimes accumulates on stucco, masonry, concrete and brick. Excessive

efflorescence can be removed by scrubbing with a strong vinegar solution or a commercial product.

**EROSION** - The flow of water from irrigation systems or rain can erode landscaping and change the drainage pattern of the yard. Maintaining the original grading of the yard can prevent most erosion.

**FLUORESCENT** - The lighting fixtures that provide even, soft illumination in kitchens, bathrooms and other areas of the home may use fluorescent bulbs.

**GFI** - Abbreviation for Ground Fault Interrupt Device. Similar to a circuit breaker in that it is designed to interrupt the flow of electricity. GFI's are usually located in the kitchen & outdoors. In the event of a short circuit, the GFI is designed to break the electrical circuit immediately and reduce the chance of serious electrical shock. GFCI is another abbreviation commonly used for similar circuit breakers.

**GRAPHITE** - A carbon-based powdered substance that is used as a lubricant for applications in which oil can be damaging. Graphite is usually recommended for use on your aluminum windows and doors.

**GROUT** - Grout is the cement-like material visible between squares of ceramic tile.

**HARDWARE** - The hinges, locks, handles and other metal attachments to doors, cabinets and drawers are commonly referred to as hardware. Towel bars, towel rings and toilet paper holders are also considered hardware.

**HEADER** - The header is a relatively heavy, structural wood piece that spans open spaces such as doors and window frames. The header supports other structural lumber.

**HOMEOWNER MAINTENANCE** - As a new homeowner you need to routinely maintain the various features of your home. Some of these maintenance items have been indicated in the "Maintenance of Your Home" section of this manual. This continuing maintenance is your responsibility. Failure to perform routine maintenance may leave you vulnerable to subsequent damage that will not be warrantable.

**HOMEOWNERS' ASSOCIATION** - In this area, some 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 the members.

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

**MANUFACTURER'S WARRANTY** - Appliances, equipment, and certain other components of a new home are covered by warranties supplied by the original manufacturers. These warranties are assigned to you. They include components of the plumbing and electrical systems, heating and air conditioning system, water heater, and other manufactured items.

**MASONRY** - The stonework, brickwork, or stucco in or on a home.

**NAIL POPS** - The natural expansion and contraction of wood can cause the nails that hold the wall surfaces in place to move or pop out of place. The nails should be reset and, if necessary, spackle and touchup paint can be applied.

**NEIGHBORHOOD ASSOCIATION** - Homeowners within a subdivision may have created an informal association of homeowners to address civic, political and other concerns specific to your subdivision. Unlike a Homeowners' Association, which is formally created and has specific powers and enforceable duties, such as maintenance of common areas, the Neighborhood Association generally is an advisory group and has no enforceable powers.

**PORCELAIN ENAMEL** - Your tubs and sinks may be constructed of porcelain enamel. Made of a silicate paint, which is fired onto steel at high temperatures, it forms a durable smooth and shiny glass-like surface.

**RETURN AIR VENT** - Because modern homes feature almost airtight seals, the heating and air conditioning systems require return air vents to draw air back to the heating and cooling system.

**SCUTTLE** - The opening in the ceiling, which gives access to the attic space.

**SETTLING** - In the first months and for years after a new home is built, some settling can occur as the underlying soil gains and loses moisture. Minor settling is normal, particularly in the first months after a new home is built.

**SPACKLE** - The puttylike material that is used to fill surface irregularities in wood and drywall. Its most common use is to fill nail holes in walls before repainting.

**STUCCO** - A mortar-like material that may cover the outside of your home. Stucco is relatively brittle so you should avoid sharp blows to the walls.

**SUBCONTRACTOR** - Most homes in our area are built by specialized trades people, or independent contractors, who contract with larger builders or developers to perform tasks within their area of specialization. This allows the builder to select those trades with the highest standards and the best reputation. Examples of subcontractors are plumbers, roofers and electricians.

**SWALE** - A swale is similar in purpose to a berm, but it is a depression in the ground. It is designed to channel rain and irrigation water away from structures and toward sewers and drains.

**TACK STRIPS** - The devices between the flooring and carpeting that are used to hold wall-to-wall carpeting in place.

**THERMOSTAT** - The wall-mounted device that controls heating and air conditioning units is a thermostat. By cycling the heating or air conditioning units on and off, it will maintain a desired temperature in the home.

**VITREOUS CHINA** - The kiln-fired, pottery material that is used in most toilet bowls and tanks. It is very durable and impervious to water but can be broken by sharp blows from hard objects.

**WEEP HOLES** - Small holes in door, masonry, shower and window frames, that allow water to drain away are called weep holes. They should be kept open and free of dirt and debris.

# ~Ten Year Homeowner Warranty~

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D.R. Horton is providing you with a “Ten Year Homeowner Warranty”, in addition to the “D.R. Horton Limited Warranty” (described in the "D.R. Horton Limited Warranty" section).

Your “Ten Year Homeowner Warranty” rights and responsibilities are outlined in detail in the insurance warranty booklet, a sample of which is located in the jacket at the end of this manual. Your official insurance warranty booklet will be provided to you at closing. You should take time and review the ten year warranty documents to fully understand your coverage and exclusions.

Please call our Customer Service Department if you have questions after you have reviewed the insurance warranty booklet.