

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

Item	Background Information	Homeowner Maintenance	Ashby Construction One Year Limited Warranty
<p><u>AIR CONDITIONING</u></p>	<p>Since the air conditioning systems is combined with the heating system, the maintenance suggested for your furnace should be followed. In addition, the manufacturer’s owner’s manual specifies maintenance for the condenser unit. This should be reviewed and followed.</p> <p>Air conditioning can add much to the comfort of your home, but it can be used improperly or inefficiently, resulting in wasted energy and frustration.</p> <p>Performance: When air conditioning is included in the home, the system should be capable of maintaining a temperature of 78 degrees or a differential of 15 degrees from the outside temperature, measured in the center of each room at a height of five feet above the floor. Lower temperature settings are often possible but are not promised by the manufacturer or Ashby Construction.</p> <p>Non-Emergency: Lack of air conditioning service is not an “emergency”. Problems will be handled by the heating and air conditioning contractor in the order received. During the busy season, this may mean a wait of several weeks.</p> <p>Freon: The outside temperature must be 70 degrees or higher for Freon to be added to the system.</p>	<p>These hints and suggestions are provided to help you maximize your air conditioning system.</p> <p>Whole-House System: To fully and efficiently utilize your air conditioning system, you must understand that it is a total, whole-house system. The air-conditioner unit is the mechanism in your home that produces cooler air. The air-conditioning system involves everything inside your home including, for example, drapes and windows.</p> <p>Closed System: Your home air-conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you must keep all windows closed. The heat from the sun shining through the windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. Drapes must be closed on these windows.</p> <p>Time: Time is of paramount importance in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat. For example, if you come home at 5:30 p.m. on a day the temperature has reached 90°, and then set your thermostat to 75°, the air-conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the whole day the sun has been heating not only the air in the house, but the walls, the carpet and the furniture. At 5:30 p.m., the air-conditioning unit starts filling the air, but the walls, carpet, and furniture release heat and nullify this cooling. By the time the air-conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.</p>	<p>Compressor: It is important to maintain the A/C compressor in a level position. If it settles during the first year, Ashby Construction will correct this. After the first year, the Homeowner must maintain it.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

		<p>Evening Cooling: If evening cooling is the primary goal, you should set the air-conditioning thermostat at a moderate temperature in the morning while the house is cooler, allowing the unit to maintain the cooler temperature throughout the day. The temperature setting may then be lowered slightly when you arrive home, with better results. Setting the thermostat at 60° will not to cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit.</p> <p>Adjust Vents: You will find it advantageous to adjust the cooling vents to maximize airflow to occupied parts of the home. (Likewise, when the seasons change, it will probably be necessary to readjust them for comfortable heating.)</p> <p>Humidifier: If a humidifier is installed on the furnace system, it should be turned off when using air conditioning. Otherwise, the additional moisture can cause a freeze up of the cooling system.</p> <p>Compressor Level: It is important to maintain the A/C compressor in a level position.</p>	
<p><u>APPLIANCES</u></p>	<p>All appliances are warranted by their manufacturers, in accordance with the terms and conditions of the written warranties supplied by the manufacturers. The manufacturer's literature should be read and retained for reference.</p> <p>Changes to the 1996 electrical code require that we install four-prong plugs on the range and clothes dryer outlets. If you are going to use</p>		

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>your old appliances or purchase new ones, you should be aware that this may require you to change the cord on your appliance to match the new outlets.</p> <p>The manufacturers of kitchen appliances will work directly with you if any repairs are needed for these products. Customer service phone numbers are listed in the use and care materials for the individual appliances. Appliance warranties are generally for one year from date of closing. Refer to the literature provided by the manufacturer for complete information. Be prepared to provide the following information when you call the customer service phone number.</p> <ol style="list-style-type: none"> 1. Date of Purchase (closing or move-in date, whichever occurred first); 2. Serial and model numbers (found on a metal plate on the side or bottom of each appliance); 3. Description of the problem. 		
<p><u>AUXILIARY CABLING & OUTLETS</u></p>	<p>These systems include Phone Jacks, Cable TV, Computer and Audio/Video pre-wiring. The combination of these systems can vary based on your specific selections and are warranted directly to you by the suppliers/manufacturers. Refer to literature supplied with your system for details and limitations.</p>	<p>Initiating service for these systems is your responsibility. Moving outlets for decorating purposes or convenience is at your own expense.</p>	
<p><u>ATTIC</u></p>	<p>The attic space is not intended for storage.</p>		

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p><u>ACCESS</u></p>	<p>Access is provided for the purpose of maintaining mechanical equipment that may traverse the attic space. When performing any needed tasks in the attic, you should be careful not to step off wood members on to the drywall. This can result in personal injury and/or damage to the ceiling below.</p>		
<p><u>BRICK</u></p>		<p>After several years, face brick may require “tuck-pointing” (repairing the mortar between the bricks). Otherwise, no regular maintenance is required.</p>	
<p><u>CABINETS</u></p>	<p>Wood Grain: Readily noticeable variations in wood grain and color are expected in all style selections. Replacements will not be made due to such variations.</p>	<p>Products such as Liquid Gold and Old English Furniture Polish and Scratch Cover are recommended for caring for cabinets. Follow container directions. Avoid washing cabinets with water, as it will damage the luster of the finish.</p> <p>If hinges catch, or drawer glides become sluggish, a small amount of lubricant will improve their action.</p>	<p>Warping: Cabinets should operate properly under normal use. Doors, drawer fronts, and handles should be level and even. Warped doors or drawer fronts will be corrected if warpage is in excess of 1/8" within any 24" distance.</p> <p>Separations: Gaps between cabinets and ceiling or cabinets and walls will be corrected by caulking or other means if they are in excess of 1/8" (locations behind appliances excepted).</p> <p>Surface Damage: Only those chips, scratches and other flaws in surfaces that are noted on the Pre-Closing Orientation List will be repaired.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p><u>CAULKING</u></p>	<p>Time and weather will shrink caulking and dry it out so it no longer provides a good seal against moisture and air infiltration. Caulking compounds and dispenser guns are available at hardware stores. This applies to interior and exterior caulking.</p> <p>Colored Caulk: Colored caulking is available where larger selections are provided.</p> <p>Latex Caulk: Latex caulking is appropriate for an area that requires painting (for example, where a counter-top backsplash meets the wall).</p> <p>Silicone Caulk: Caulking that contains silicone will not accept paint but works best where water is present (for example, where tub meets tile or a sink meets a countertop).</p>	<p>As a matter of routine maintenance, it is wise to check the caulking and make repairs as needed.</p>	<p>Only caulking noted on the Pre-Closing Orientation List will be corrected. After this, it is a Homeowner maintenance issue.</p>
<p><u>CERAMIC TILE</u></p>	<p>Cleaning: The ceramic tile installed on walls or countertops in your home may be washed with any nonabrasive soap or detergent; abrasive cleaners will dull the finish.</p> <p>Separations: Tile around bathtubs or countertops may appear to be pulling up after a time. This is caused by normal shrinkage of grout or caulk.</p>	<p>If separations occur, the best remedy is to purchase tub caulk or premixed grout from the hardware store. Follow directions on the container. This maintenance is important to protect the underlying surface from water damage.</p> <p>Sealing grout is a Homeowner responsibility.</p>	

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p><u>CONCRETE</u></p>	<p>Concrete: All concrete in your home has been installed in accordance with the recommendations of the consulting engineer.</p> <p>Foundation: The foundation of your home has been designed and installed in accordance with the recommendations of our consulting soil engineer. The walls of the foundation are poured concrete with steel reinforcing rods.</p> <p>Even though the foundation has been designed by engineer and constructed in accordance with engineering requirements, cracks can still develop in the wall. Unless there is water seepage coming through such a crack, it is most likely a surface crack and will not be detrimental to the structural integrity of your home.</p> <p>Flatwork: Flatwork includes basement and garage floors, porch, patio, driveway, and sidewalk.</p> <p>Cracks: Although we use accepted construction procedures for the installation of concrete flatwork, this does not guarantee there will be no cracking. In Wyoming, some crack in concrete occurs in almost all homes. CONCRETE FLATWORK IS NOT WARRANTED AGAINST CRACKING OR COLOR VARIATIONS & CONCRETE SLABS WILL NOT BE REPLACED DUE TO THESE CONDITIONS.</p> <p>Cracking in the concrete flatwork is often caused by extreme cold. During the summer,</p>	<p>Flatwork: To properly care for your exterior concrete, always be aware of areas where water is collecting and fill these in. Do not allow downspouts to drain directly onto concrete or drain in such a way that the water will get under the concrete. Seal any cracks in control joints or surface areas immediately with a flexible, gray-colored sealant.</p> <p>By maintaining good drainage away from your home, you are protecting both your home's foundation and the basement floor slab. Maintenance of drainage away from all concrete slabs will minimize cracking and other forms of movement. Cracks in slabs should be sealed with waterproof concrete caulk to prevent moisture from penetrating to the soil beneath.</p> <p>Expansion Joints: Expansion joints have been used to help control expansion; however, concrete is also susceptible to shrinking, particularly where the humidity is very low as in Wyoming. If the concrete shrinks, moisture can penetrate under the concrete and lift the expansion joint. If this occurs, Ashby Construction recommends that you fill the gap created with a gray silicone sealant which can be purchased at most hardware stores.</p> <p>Ice, Snow and Chemicals: Remove ice and snow from concrete slabs as promptly as possible after snow storms. Protect concrete from abuse by chemical agents, such as pet urine, fertilizers, radiator overflow, repeated hosing, or de-icing agents, such as road salt that can drip from vehicles. All of these items can cause spalling of concrete. Repeated hosing of the garage slab can cause spalling and settling and is therefore not recommended.</p> <p>A concrete sealer, available at paint stores, will help you keep an unpainted concrete floor clean. Do not use soap on unpainted concrete. Plain water or hot water and washing soda,</p>	<p>Foundation Walls: Ashby Construction will repair, as needed, cracks that are in excess of 1/8" in width or any cracks that are permitting water to enter the basement, provided the Homeowner has complied with drainage and landscaping requirements. Slight cosmetic imperfections in the foundation walls are normal and will not be repaired.</p> <p>If a crack develops in a foundation wall that allows water to come through, follow the procedure for submitting a warranty claim.</p> <p>Other Concrete Slabs: Ashby Construction will seal cracks that reach over 1/4" in width and only if there is vertical displacement, one time during the One Year Warranty. Subsequently, floor slab maintenance is a Homeowner responsibility.</p> <p>Settling and/or Heaving: Moderate settling (approximately 1'), heaving, and/or cracking of porch or patio slabs can require cosmetic repairs, which Ashby Construction will provide one time during the One Year Warranty. Excessive settling, heaving (over 1') and/or cracking should be reported in writing so an inspection can be made.</p>
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Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>moisture finds its way under the concrete along the edges, or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete, increasing or causing more cracking.</p> <p>Foundation Walls: To accommodate soil conditions in Wyoming, concrete slabs are floating, i.e., they are not attached to the home's foundation walls.</p> <p>Shrinkage or backfill cracks are not unusual in basement or foundation walls, especially at the corners of basement windows.</p> <p>Other Concrete Slabs: Similar to basement slabs, garage slabs, porches, patios, and walks are designed to "float"- they can move without affecting the foundation. Movement of these and resulting cracking will be minimized by proper installation and maintenance of landscaping.</p> <p>Ashby Construction will seal cracks that reach 1/4" in width or vertical displacement one time during the One Year Warranty. Thereafter, this is Homeowner maintenance.</p> <p>To allow the basement floor slab to move, in response to expansive soils, there is a flexible collar around the top of the furnace plenum, gas and water lines include flexible connections, and drain lines have slip joints. The basement stairs do not rest on the floor and the support posts under the I-beam are separated from the floor slab. Ashby Construction incorporates all of these details in the construction of the basement floor because the</p>	<p>or if necessary, a scouring powder should be used.</p> <p>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 service bond of the concrete. Sweeping is the much preferred method of keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate.</p> <p>Cleaning the garage floor by hosing can cause settling, spalling, and increased soil movement by allowing water to penetrate any existing cracks. Sweeping is the recommended method for keeping the garage clean.</p> <p>Heavy Vehicles: Do not permit heavy vehicles, such as concrete trucks, to drive on your new concrete work. Do not stack heavy loads of concrete, such as retaining wall bricks or rock-piles. This concrete is not intended to bear the weight of these types of loads.</p> <p>Condensation: Condensation on interior surfaces of the windows and frames is the result of high humidity within the home and low outside temperatures, and/or inadequate ventilation. These conditions are significantly influenced by family lifestyles. If your home includes a humidifier, closely observe manufacturer's directions, especially during periods of cooler temperatures.</p> <p>Other Concrete Slabs: Movement of the basement slab results in cracking. Movement will be minimized by close adherence to Wyoming landscaping recommendations, the objective of which is to prevent moisture from reaching soils around and under the home.</p> <p>Homeowner Damage: If the Homeowner changes grading,</p>	
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Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>floor will move in response to the soils.</p> <p>Spalling: Repeated hosing of concrete for cleaning animal urine, radiator overflow, fertilizer, failure to shovel snow and ice, ice melting agents, or road salts from vehicles are some of the causes of spalling. Ashby Construction is not responsible for repair of spalling caused by these conditions.</p>	<p>drainage, landscape design, or the failure to perform needed maintenance has caused the damage, corrective measures will be suggested; however, the Homeowner will be responsible for their implementation. Cleaning of the garage floor by hosing can cause settling, spalling, and increase soil movement by allowing water to penetrate existing cracks. Ashby Construction will not be responsible for repairs needed due to such action.</p>	
<p><u>COUNTERTOPS</u></p>	<p>Laminated Countertops, Gaps at Seams: Laminated countertops typically will have one or more discernible seams. There should be no gap at the seams however.</p> <p>Corian: Corian countertops should be installed without chips or gouges. Edges should be smooth and even. Where backsplash joints occur at corners, the top edges should be even within 1/16".</p> <p>Ceramic Tile: Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to normal shrinkage conditions.</p>	<p>Heat: Always use a cutting board when cutting, choppy, etc. Protect the counter from extremely hot pans: if you could not put your hand on it, do not put it on the counter. Do not use countertops as ironing boards, and keep cigarettes in an ashtray.</p> <p>Cleaners: Avoid abrasive cleaners that will damage the luster of the surface.</p> <p>Mats: Rubber drain mats can trap moisture beneath them, causing the laminated plastic to warp and blister. Dry the surface as needed.</p> <p>Wax: Wax is not necessary but can be used to make counters gleam.</p> <p>Caulking: Due to our dry climates, the caulking around the edge of your countertops and between the countertops and the sink may shrink, leading a slight gap.</p> <p>Separation: Separations of countertops at walls and where</p>	<p>Any major surface imperfections--chips, cracks, scratches, etc.--reported on the Pre-Closing Orientation List will be repaired by Ashby Construction. Repairs of any damages not on the Orientation list will be the Homeowner's responsibility.</p> <p>Laminated Countertops, Gaps at Seams: Gaps at seams or differential at other joints in excess of 1/16" will be repaired by Ashby Construction during the One Year Warranty.</p> <p>Ceramic Tile: Tile Cracked, badly chipped, or loose tiles noted on Pre-Closing Orientation List will be repaired or replaced as needed. Ashby Construction is not responsible for variations in color or discontinued patterns. New grout</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

		<p>backsplash meets the counter are the result of normal shrinkage of materials. Separation at the wall or at the counter in excess of 1/8" should be repaired by caulking. Caulking is a Homeowner responsibility. Only those caulking issues reported in the Pre-Closing Orientation List will be corrected by Ashby Construction. It is important to keep moisture from reaching the wood under the laminates to prevent warping.</p> <p>Ceramic Tile: Sealing grout is a Homeowner option and responsibility.</p>	<p>color may vary from the original.</p> <p>Any grouting or caulking that is needed, which is not listed on the Pre-Closing Orientation List, is considered Homeowner maintenance. Ashby Construction is not responsible for color variations in grout or discontinued color grout.</p>
<u>CRAWL SPACE</u>	Slight dampness may be experienced in the crawl space.	Landscaping that is correctly installed will prevent excessive amounts of water from entering crawl spaces. Standing water should be reported to Ashby Construction for inspection. Opening and closing crawlspace vents is a Homeowner responsibility.	
<u>DOORS</u>	<p>Shrinkage and Warping: The doors installed in your home are of the highest quality, but they are wood products and subject to the natural characteristics of wood such as shrinkage and warpage.</p> <p>Sticking: The most common cause of the sticking door is the natural expansion of lumber due to changes in humidity. When sticking is due to swelling during a damp season, do not plane the door unless it continues to stick after the weather changes. Use sandpaper to smooth the door. Be certain to repaint the area of the door where it was sanded to seal against moisture.</p> <p>Hinges: A squeaky door hinge can be remedied by removing the hinge pin and rubbing a lead pencil or graphite lubricant on it. Do not use oil as it can gum up. Remove, clean</p>	<p>Warping: In the event a door warps slightly, keep it latched as much as possible and office it will return to normal.</p> <p>Sticking: When sticking is due to swelling during a damp season, do not plane the door unless it continues to stick after the weather changes. Use sandpaper to smooth the door. Be certain to repaint the area of the door where it was sanded to seal against moisture.</p> <p>Hinges: A squeaky door hinge can be remedied by removing the hinge pin and rubbing a lead pencil or graphite lubricant on it. Do not use oil as it can gum up. Remove, clean and lubricate hinge pins quarterly. The dust from metal to metal friction can stain carpets.</p> <p>Failure to Latch: If a door will not latch due to minor settling, you can correct this by making a new opening in the door for the latch (remortising) and raising or lowering the plate accordingly.</p>	<p>Due to normal settling of the home, doors may require adjustment for proper fit. Ashby Construction will make such adjustments during the One Year Warranty. Chips or other damage in the finish, noted on the Pre-Closing Orientation List will be repaired and subsequently are a Homeowner responsibility. Doors that warp in excess of 1/4" will be repaired.</p> <p>Split panels that allow light to be visible because of shrinkage or expansion due to will be corrected by Ashby Construction during the One Year Warranty.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>and lubricate hinge pins quarterly. The dust from metal to metal friction can stain carpets.</p> <p>Bi-fold Doors: Interior bi-folds will sometimes stick or warp due to weather conditions. Applying a wax, such as paraffin, to the tracks of a bi-fold door can minimize this inconvenience.</p> <p>Slamming: Slamming doors can damage both doors and jams, and can even cause cracking in walls. Children hanging and swinging back and forth on doors can work hardware loose and cause the door to sag.</p> <p>Panels of wood doors will shrink or expand in response to changes in temperature and humidity.</p>	<p>Bi-fold Doors: Applying a wax, such as paraffin, to the tracks of a bi-fold door can minimize sticking or warping.</p> <p>Trim: Putty or filler can be used to fill any minor separation that may develop at mitered joints in door trim. Follow with painting.</p> <p>Locks: Lubricate door locks with graphite or other waterproof lubricant. Avoid oil as it will gum up.</p> <p>Keys: Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks himself/herself in a room. Some types of privacy locks can be opened with a small screwdriver or similarly shaped device.</p> <p>Exterior Finish: To ensure longer life for your exterior doors, you should refinish your exterior doors annually.</p> <p>Weather Strip: Weather stripping and/or any threshold supplied with exterior doors will occasionally require adjustment.</p> <p>Touch-up paint or stain for unfinished areas that are exposed as a result of shrinkage or expansion due to changes in temperature and humidity are a Homeowner responsibility.</p>	
<p><u>DRYWALL</u></p>	<p>Drywall: Slight cracking, nail “pops” and/or seams may become visible in the walls and ceilings. These occurrences are caused by the shrinkage of the wood and normal deflection of rafters to which the drywall is attached.</p> <p>Lighting Conditions: Repairs will not be made on flaws that are visible only under particular lighting conditions.</p>	<p>Repairs: Most drywall repairs can be easily made. This work is best done when the room is to be redecorated. To correct a nail pop, reset the nail with a hammer and punch. Cover it with spackle, available at paint and hardware stores. Apply two or three coats. When dry, sand the surface with fine grade sandpaper before painting. Indentions caused by sharp objects can be filled with spackle in the same manner.</p> <p>Shrinkage Repairs: Some slight cracking, nail pops and/or drywall seams may become visible in walls and ceilings. These occurrences are normally caused by the shrinkage of the wood to</p>	<p>Shrinkage Repairs: Shrinkage cracks, nail pops and visible seams will be repaired one time during the One Year Warranty. It is recommended to report these items towards the end of your One Year Warranty.</p> <p>Warranty Repairs: If the drywall repair is required as a result of poor workmanship (such as blisters in tape), or other warranty-based</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

		<p>which the drywall is attached.</p> <p>Repairs and Repainting: The Homeowner will be responsible for custom paint colors or wallpaper that has been applied subsequent to closing. Paint touch-up may not match surrounding area and wallpaper dye lot variations will be the responsibility of the Homeowner. Drywall patches will be visible. This is especially true for ceiling patches.</p>	<p>repair (such as a plumbing leak), Ashby Construction will complete the repair of the area damaged with original paint. Drywall patches will be visible. This is especially true for ceiling patches.</p>
<p><u>ELECTRICAL</u></p>	<p>Control Panel: The master control panel that contains electrical breakers for your home includes a main shut off that controls all the electrical power to the home. In addition, individual breakers control the separate circuits. You should be familiar with the location of the master control panel.</p> <p>Each breaker is marked to help you identify which breaker is connected to which major appliance, outlet, or other service.</p> <p>Breakers: Circuit breakers have three positions: on, off and tripped. When a circuit breaker trips it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.</p> <p>Breaker Tripping: A breaker will often trip due to overloading the circuit by plugging too many appliances into it, a worn cord or a defective item, or operating an appliance with too high a voltage requirement. The starting of an electric motor can also trip a breaker.</p>	<p>Power Failure: Should a failure occur in any part of your home, always check the breakers in the main panel box.</p> <p>Outlets If a wall outlet is not working, check first to see if it is one that is controlled by a wall switch. Next check the breaker.</p> <p>Breaker Tripping: If any circuit trips repeatedly, unplug all items connected to it and reset. If it trips when nothing is connected to it, you need an electrician and the problem should be reported. If the circuit remains on, one of the items you unplugged is defective and requires repair or replacement.</p> <p>GFI: Do not plug a refrigerator or food freezer into a GFI controlled outlet; the likelihood of the contents be ruined is very high. Such damage is not covered by the One Year Warranty.</p> <p>Unused Outlets: If there are small children in the home, install safety plugs to cover unused baseboard outlets. This also minimizes the air infiltration that can sometimes occur with these outlets. Teach children to never touch electrical outlets, sockets or fixtures.</p> <p>Underground Cables: In areas with underground utilities, before digging or moving large amounts of soil, check the location of</p>	<p>Any electrical wiring that fails to carry its designed load will be repaired during the One Year Warranty to meet specifications.</p> <p>If electrical outlets, switches or fixtures do not function as intended, Ashby Construction will repair or replace them during the One Year Warranty.</p> <p>Light Fixtures: Fixtures that are noted as damaged on the Pre-Closing Orientation List will be repaired or replaced, and subsequently will be the Homeowner responsibility. There is no warranty on fixtures supplied by the Homeowner.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>GFI: GFI (Ground Fault Interrupter) receptacles have a built-in element which senses fluctuations in power. The GFI is like an indoor circuit breaker. Installation of these receptacles is required by building codes in bathrooms, kitchen, outside and garage (areas where an individual can come into contact with water while holding an electric appliance or tool.) Heavy appliances, such as freezers or power tools, will trip the GFI breaker. Do not plug a refrigerator or food freezer into a GFI controlled outlet; the likelihood of the contents be ruined is very high. Such damage is not covered by the One Year Warranty. GFI master switches are those with the test and reset buttons. These master switches can control several GFI outlets.</p> <p>Ground: Your electrical system is a three-way or grounded systems. Never remove the bare wire which connects the box or device</p> <p>Buzzing and Dimming: Fluorescent fixtures use transformer action to operate them. This action sometimes causes a buzzing. If the buzzing is excessive, the cause is most likely low-voltage. Similarly, a light dimming when the dishwasher, the disposal or the furnace operates is another indication of this condition. This is the result of increased load on the utility lines. This is not a usual condition in newly developed areas. The utility company can check the voltage on lines in your area if you call to report this condition. Voltage can be increased by the utility company if needed.</p>	<p>service leads. In most cases, wires run in a straight line from the service panel to the nearest public utility pad. Care should be taken to keep soil around the foundation from settling to protect this service. Avoid large amounts of water at this point as well.</p> <p>Modifications: Do not tamper with or add to your electrical system. Contact a licensed electrician.</p> <p>Light Bulbs: The Homeowner is responsible for replacing any burned out bulbs other than those listed on the Pre-Closing Orientation List.</p> <p>GFI Breaker: Do not plug a food freezer into any outlet on a GFI circuit. Food spoilage can result. Ashby Construction is not responsible for such an occurrence.</p>	
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Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>Airflow: Electrical boxes on exterior walls may produce cold airflow through the outlet. This is normal and no corrective action will be taken by Ashby Construction.</p> <p>Light Fixtures: Light fixtures are installed in the locations indicated on the house plans and will not be moved by Ashby Construction. All fixtures are installed with 60 watt bulbs or specified decorator bulbs.</p> <p>GFI Breaker: The Ground Fault Interrupter (GFI) is required by building code as a safety feature. The electrical outlets in all bathrooms, the garage, basement, patio or balcony are connected to this breaker. It is a sensitive system that trips easily to prevent electrical shock in these locations.</p> <p>The test/reset buttons (located on only one of the outlets on the system) control the entire system.</p> <p>Power Surge: Power surges are the result of local conditions beyond the control of Ashby Construction. These can result in burned out bulbs.</p>		
<p><u>EXPANSION</u> <u>AND</u> <u>CONTRACTION</u></p>	<p>All building materials are subject to expansion and contraction caused by changes in temperature and humidity. Dissimilar materials expand or contract at different rates. This results in separation between materials, particularly dissimilar ones. The effects can be</p>	<p>Repair: In most cases, paint and caulking are all that is needed to conceal this minor evidence of a very natural occurrence. Properly installed caulking will shrink and must be maintained by the Homeowner.</p>	

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>seen as small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, where tile grout meets tub or sink, etc. This can be alarming to an uninformed Homeowner, but, in fact, it is very normal. Shrinkage of the wood members of your home is inevitable. This will occur in your home. It will be most noticeable during the first year, but they continue beyond that time.</p>		
<u>FIREPLACE</u>	<p>Ashby Construction only installs direct vent gas fireplaces. Your fireplace is checked to confirm that it is operational. Be aware of the delay between turning the switch on and the flame ignition. The flame should ignite gently and silently.</p>	<p>Read and follow all manufacture directions.</p> <p>If you notice that the flame does not ignite gently and silently, or if you notice any gas smell, shut the switch off immediately and report it to us, and call your local gas company, which will also check any unusual gas smells.</p>	
<u>FLOOR COVERING</u>	<p><i>Carpet</i></p> <p>Carpet Color selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference. Ashby Construction does not keep this information readily available.</p> <p>Carpet seams will be visible. No gap or fraying is acceptable, however.</p> <p>Edges of carpet along moldings and edges of stairs should be held firmly in place. In some areas, metal or other edging material may be used where carpet meets another floor</p>	<p>All Floor Coverings: Refer to manufacture’s recommendations for additional information on the care of all floor covering products.</p> <p><i>Carpet</i></p> <p>Vacuuuming high traffic areas daily will not only keep them clean but will help to maintain the upright position of the nap. Spills should be wiped up and stains spot-cleaned immediately. Essential carpet cleaning should be performed at regular intervals. For most lifestyles, annually is appropriate.</p> <p><i>Resilient Flooring</i></p> <p>Resilient Floors: Although resilient floors are designed for</p>	<p><i>Carpet</i></p> <p>Stains or spots noted on the Pre-Closing Orientation List will be corrected by cleaning, patching or replacement. Ashby Construction will not be responsible for dye lot variations if replacements are made.</p> <p><i>Resilient Flooring</i></p> <p>Raised Nail Heads: In the event the Homeowner is unable to reset the nail, nail pops will be repaired by</p>

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	<p>covering.</p> <p>Resilient Flooring</p> <p>Resilient floors include sheet vinyl, linoleum, and tile. Your new home may have been equipped with resilient floors in areas such as the kitchen and bathrooms due to their convenient maintenance requirements and resistance to wear.</p> <p>No Wax: Much of the linoleum installed is advertised to require “no waxing”. No-wax linoleum is coated with a clear, tough coating that provides both the shiny appearance and a wearing surface. Even this surface will scuff or mark.</p> <p>Scrubbing & Buffing: Frequent scrubbing or electric buffing is harder on floors than regular foot traffic.</p> <p>Raised Nail Heads: Raised nail heads are the result of movements of the floor joists caused by natural shrinkage and deflection. Special nails have been used and the underlayment has been glued to help minimize this movement.</p> <p>Shrinkage: Flooring of any type will shrink and seams may actually separate slightly due to this shrinkage.</p> <p>Seam Lifting: Seams can lift or curl if excessive moisture is allowed on the floor.</p>	<p>minimum care, they do vary in maintenance needs. All resilient floors require some regular application of a good floor cleaner. This assures you of retaining a high-gloss. However, no cleaning or finishing agents should be used on the new floor until the adhesive has set thoroughly. This takes about two weeks. Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Mopping or washing with water should be limited; excessive amounts of water on resilient floors can penetrate seams and get under edges, causing the material to lift and curl. Use acrylic finish as often as you scrub or buff. Do not use wax. Use extreme caution when moving appliances across resilient floor covering. Tears and wrinkles can result. Coasters should be installed on furniture legs to prevent permanent damage.</p> <p>Raised Nail Heads: If a nail head becomes visible through resilient flooring, place a block of wood over it and hit it with a hammer to reset the nail.</p> <p>Seam Lifting: A special caulking can be used at a tub or floor joints to seal seams at those locations. Precautionary measures should be taken to avoid getting water on the floor from baths or showers.</p> <p>Corners Curling: Step on the lifted corner and it will re-adhere to the emulsion mastic that is used in applying the flooring.</p> <p>Hardwood Floors</p> <p>Humidity: A humidifier will help the effects of low levels of humidity in the home, but will not completely eliminate the reactions.</p> <p>In daily care of hardwood floors, preventive maintenance is the</p>	<p>patching.</p> <p>In any situation that requires replacement, Ashby Construction will not be responsible for discontinued patterns or colors.</p> <p>Seams will occur and are sealed at the time of installation. There should be no gaps or curling at seams.</p> <p>Hardwood Floors: Defects noted on the Pre Closing Orientation List will be corrected by Ashby Construction. Spills need to be cleaned immediately. Hardwood floors will warp when water is left on the wood. If no evidence of a leak is found, it will be a Homeowner’s responsibility to repair the floor. As wood dries, it will shrink causing separation between boards. This is a natural occurrence with wood products. Ashby Construction will make no repairs related to this occurrence.</p> <p>Ceramic Tile: Cracked, badly chipped, or loose tiles noted on the Pre-Closing Orientation List will be repaired or replaced, as needed. Ashby Construction is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.</p>
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	<p>Corners Curling: Corners of linoleum floor tile, when new, may appear to lift. Merely step on the lifted corner and it will re-adhere to the emulsion mastic that is used in applying the flooring.</p> <p>Ridges: The joints of underlayment (sheets 4' x 8') have been sanded and filled to minimize the possibility of ridges showing through resilient floor coverings. Some ridging is unavoidable, however, and there is no recommended action for this condition.</p> <p><i>Hardwood Floors</i></p> <p>Humidity: Wood floors will respond noticeably to changes in humidity level in the home, especially in the winter.</p> <p>New Wood Floors: Wood floors will exhibit the following traits: when new, small splinters of wood will appear, dimples or scratches can be caused by moving furniture, dropping heavy or sharp objects, etc. Some shrinkage or warping can be expected, especially around heat vents or around heat producing appliances. Warping will occur if the floor becomes wet repeatedly or is thoroughly soaked even one time. A dulling of the finish in heavy traffic areas is likely; a white, filmy appearance is caused by moisture (often from wet shoes or boots).</p> <p><i>Ceramic Tile</i></p> <p>This is one of the easiest of floor coverings to</p>	<p>primary goal.</p> <p>Spills: Food spills should be cleaned up in a timely manner using a very dry cloth. Use a vinegar and warm water solution for tough food spills.</p> <p>Shoes: Shoe marks can be removed using a spot application of a household cleaner and a nonabrasive scrubbing pad. Difficult marks can be removed using a “white” grad polishing pad and cleaner. Keep high heels in good repair. Heels that have lost their protective soles (thus exposing the fastening nail) will exert over 8,000 pounds of pressure per square inch on the floor.</p> <p>Mats: Use protective mats at the exterior doors to help prevent sand grit from getting on the floor. Gritty sand is wood flooring’s worst enemy. Be aware that yellowing of the surface can result from rubber backing on area rugs or mats.</p> <p>Furniture Legs: Install proper floor protectors on furniture legs used on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Clean the protectors on a regular basis to remove any grit that may accumulate.</p> <p>Cleaning: Vacuum regularly. When the household carpets are vacuumed, vacuum the hardwood floors. Sweep on a daily basis or as needed. Never wet mop a hardwood floor. Excessive water causes wood to expand, possibly damaging the floor. When the floor becomes soiled, damp-mop with a mixture of one cup vinegar to one gallon warm water. If necessary, floors may be damp-mopped first with a mixture of mild detergent and water, then with the vinegar/water solution. It is best to use two separate mops, as it is impossible to completely remove detergent from a mop. When damp-mopping, be sure to remove all excess water from the mop.</p> <p>Wax: Waxing or the use of products like Murphy’s Oil Soap</p>	<p>Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to normal shrinkage conditions. Ashby Construction will only repair grout issues that are listed on the Pre-Closing Orientation List, after that, grout cracks are considered homeowner maintenance.</p> <p>Ashby Construction is not responsible for color variations in grout or discontinued colored grout. Any grouting or caulking that is needed after that time is considered Homeowner maintenance.</p> <p>Sealing grout is a Homeowner option and responsibility.</p>
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	<p>care for.</p> <p>Separations: It is natural for slight separations to occur in the grout between tiles. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled using premixed grout that can be purchased from flooring or hardware stores. Follow the package directions.</p> <p>Grout Discoloration: Grout that becomes yellowed or stained can be cleaned with a fiber brush, cleanser and water.</p>	<p>are not necessary or recommended. Once you wax a polyurethane finish floor, it is very difficult to recoat the floor as the new finish will not bond to the wax. Also, once wax is used, you must maintain the wax and the floor. Preventive cleaning and a polishing buffer should be used to maintain the desired level of luster.</p> <p>Recoat: If a polyurethane finish was applied to your hardwood floors, in a period of six months to one year, you should have an extra coat of polyurethane applied to your hardwood floor. This should be done by a qualified contractor. The exact timing will depend on your particular lifestyle. If another finish was used, please refer to the manufacturer's recommendations.</p> <p>You can recoat your floor using the same polyurethane finish as originally applied. The entire floor must be lightly abraded using a 150 grit mesh screen. Be careful not to damage the stained surface. The abrading will remove any foreign substance that could prevent the new finish from properly bonding. Carefully clean (tack) the floor (do not use solvent tacking agents) and recoat according to the finish manufacturer's instructions. If the finish has been waxed, the recoating can be done only if all existing finish and waxed are removed.</p> <p>Ceramic Tile</p> <p>Cleaning: Simply vacuum when needed. Occasionally a wet mopping with warm water may be appropriate. Do not add detergent to the water. If you feel a cleaning agents is required, use a mild solution of warm water and dishwasher crystals (they will not result in a heavy, difficult to remove lather on the grout). Rinse thoroughly.</p> <p>Separations: Cracks in the grout can be filled using premixed grout that can be purchased from flooring or hardware stores.</p>	
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		<p>Follow the package directions.</p> <p>Grout Discoloration: Grout that becomes yellowed or stained can be cleaned with a fiber brush, cleanser, and water.</p>	
<p><u>GARGE</u> <u>OVERHEAD</u> <u>DOOR</u></p>	<p>Sag: It is a normal condition for the garage door to sag somewhat due to its weight and span. This will stabilize after the panels have dried thoroughly.</p> <p>Visible Light: Garage overhead doors cannot be air tight and typically some light will be visible around the edges and across the top of the door.</p>	<p>Safety: Since the garage door is a large, moving object, periodic maintenance, along with following the manufacturer’s instructions will ensure safe and reliable operation.</p> <p>Do not allow anyone except the operator near the door when it is in motion. Keep hands and fingers away from all parts of the door except the handle. Do not allow children to play with or around the door.</p> <p>For your safety, after the expiration of the One Year Warranty, have any needed adjustments made by a qualified specialist. The door springs are under a considerable amount of tension and require special tools for an accurate and safe servicing. Have the door inspected by a professional garage door technician after any significant impact to the door.</p> <p>30 Weight Oil: Every six months, a 30-weight automobile oil or similar lubricant should be applied to all moving parts, track, rollers, hinges, pulleys, and springs. At this same interval, check to see that all hardware is tight and operating as intended without binding or scraping.</p> <p>Painting: The garage door should be repainted when the home is repainted or more often as needed to maintain a satisfactory appearance.</p> <p>Lock: If the lock becomes stiff, a graphite lubricant will make it work more easily. Do not use oil on a lock as it will stiffen in winter and make the lock difficult to operate</p>	<p>The garage door should operate smoothly and with reasonable ease. If the door becomes misaligned and requires adjustment, Ashby Construction will provide realignment and readjustment services during the One Year Warranty. However, electric garage door openers can be the cause of misalignment and no adjustment will be made if the Homeowner has installed an opener subsequent to the purchase of the home.</p> <p>Cosmetic Damage: Dents or other damage on garage overhead doors noted on the Pre-Closing Orientation List will be repaired and subsequently will be Homeowner maintenance. Touch-up paint may not match exactly.</p>

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Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p><u>GAS SHUT OFFS</u></p>	<p>There is a shut-off on the gas line at or near its connection to each item that operates on gas. In addition, there is a main shut-off at the meter. If you suspect a gas leak, leave the home and call the gas company immediately for emergency service.</p>		
<p><u>GRADING & DRAINAGE</u></p>	<p>The final grades around your home have been inspected and approved for proper drainage of your lot and a drainage certification is done by our subcontracted engineer. Inspections are made by FHA or VA and the local building authorities as well as our construction superintendent.</p> <p>During construction, it is necessary to excavate an area larger than the foundation of your home. In addition, some trenching is necessary for installation of utility lines. Although the soil is replaced and re-compacted, it does not return to its original density. Some settling will occur, especially after prolonged heavy rainfall or melting of considerable amounts of snow. This can continue to occur for the first few years you are in your new home, depending on the amount of precipitation that occurs as well as other factors.</p> <p>Typically a lot will receive water from and/or pass water on to other lots. For this reason, Homeowner changes in grade often affect those adjacent to or near him/her. Ashby Construction advises Homeowners against making such changes.</p> <p>Winter Grading: Due to weather conditions, especially during winter and early spring, it</p>	<p>Positive Drainage: IT IS ESSENTIAL THAT YOU MAINTAIN THE SLOPES AROUND YOUR HOME TO PERMIT THE WATER TO DRAIN AWAY FROM THE HOME AS RAPIDLY AS POSSIBLE. FAILURE TO DO SO CAN RESULT IN MAJOR STRUCTURAL DAMAGE AND WILL VOID YOUR ONE YEAR WARRANTY.</p> <p>Inspect the perimeter of your home regularly for signs of settling.</p> <p>Roof Water: Do not remove the splash blocks and/or downspout extensions from under the downspouts. Keep these in place at all times, sloped so the water drains away quickly from your home.</p> <p>Homeowner should check on the status of his/her grading prior to beginning landscaping.</p> <p>Alterations: The final grade is established to ensure adequate drainage away from the home. It is the Homeowner's responsibility to maintain the drainage as established. If the drainage pattern is altered either by action taken directly or instigated by the Homeowner or his agent, or as a result of neglect of maintenance, the One Year Warranty is void.</p> <p>Rototilling: Be aware that rototilling the site will often significantly change drainage swales, as will erosion resulting from the site remaining unlandscaped. If rototilling is done, it should be done parallel to the swales rather than across them, and the</p>	<p>During the first year in your home, Ashby Construction will provide dirt for refilling large settled areas, if necessary, but it is the responsibility of the homeowner to maintain the grade of the property.</p> <p>Swales: In most cases, drainage swales do not follow property boundaries. Ashby Construction will not alter drainage patterns to suit individual landscape plays.</p> <p>Erosion: Ashby Construction is not responsible for weather-caused damage to unlandscaped yards after the final grade has been established or the closing date, whichever occurs last.</p> <p>Ashby Construction will inspect problems reported in writing during the One Year Warranty and advise Homeowner as to corrective actions which he/she might take.</p> <p>Backfill Settlement: Backfilled or excavated areas around foundation and at utility trenches should not interfere with the drainage away from the house. If settlement</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>may happen that the final grade has not been established at the time of closing. As soon as conditions permit, grading work will continue.</p> <p>New Sod: New sod installation and the extra watering that accompanies it can cause temporary drainage problems, as can unusually severe weather conditions.</p>	<p>grade checked by a surveyor prior to sodding.</p> <p>Positive Drainage: Maintenance of positive drainage away from the foundation as well as all concrete slabs and walks is a Homeowner responsibility. Failure to maintain these areas can result in damage to the foundation and void the One Year Warranty. Homeowner should expect some settling of backfill soils.</p>	<p>occurs in these areas, Ashby Construction will correct one time and subsequently provide the Homeowner with fill dirt during the One Year Warranty. The Homeowner is responsible for landscaping materials, such as grass and bushes.</p> <p>Under Concrete: Ashby Construction will fill sunken areas under concrete. Ashby Construction will not be responsible for consequential damage to grass, shrubs, sprinkler system or other landscaping details in these areas.</p>
<p><u>GUTTERS & DOWNSPOUTS</u></p>	<p>Overflow: Gutters may overflow during periods of excessively heavy rain. It is expected that small amounts of water (up to 1') will stand for short periods of time in gutters immediately after rain. No correction is required for these conditions.</p> <p>Downspouts: Downspouts are placed to carry water to the ground and in extensions, which then direct the flow away from the foundation of the home. These extensions are for the protection of the foundation; Homeowner is responsible for maintaining them.</p> <p>Downspout extensions are to remain in the <u>down</u> position at all times. Failure to keep these extensions in the down position can result in excess water next to your foundation, porch,</p>	<p>Cleaning: Gutters must be checked periodically and cleared of leaves or other deposited debris. Materials that accumulate in gutters can slow the process of draining water from the roof, cause overflows or clog the downspouts.</p> <p>Ladders: Do not lean ladders against gutters.</p> <p>Paint: Gutters and downspouts are painted to match your home. They should be repainted when you repaint your home.</p> <p>Leaks: If a joint between sections of gutter drips, caulk the inside joint using a commercial gutter caulking compound available at hardware stores.</p> <p>Debris: As part of normal maintenance, the Homeowner should keep gutters clear of debris that might clog them and cause the water to run over the downspouts. Homeowner should check gutters periodically to ensure proper functioning; excess snow</p>	

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>driveway, sidewalk, etc. This excess water can cause heaving, sinking, and cracking problems which are not covered under the terms of the One Year Warranty.</p> <p>Downspouts with a tube attached and buried <u>will void</u> any warranties on your home. Any structural and settlement repairs will not be the responsibility of Ashby Construction.</p>	<p>should be brushed off downspouts with a broom as soon as possible. Severe ice or snow build up can damage gutters. This is not a warranted problem and repairs are a Homeowner responsibility.</p>	
<u>HARDWARE</u>	<p>Doorknobs and locks should operate correctly.</p>		<p>Some slight adjustments may be needed due to normal shrinkage of the framing. These adjustments will be done by Ashby Construction during the One Year Warranty.</p> <p>Dents, chips, scratches, etc. in door hardware, towel bars, shower doors, medicine cabinets, or mirrors, which are noted on the Pre-Closing Orientation List, will be repaired by Ashby Construction, and subsequently are Homeowner responsibility.</p>
<u>HEATING</u>	<p>Heating System: The heating systems installed in your home will provide you with many years of comfort if given proper care and maintenance.</p> <p>Furnished Home: The heating system design was planned with a furnished home in mind. If you move in during the cooler part of the year and have not yet acquired all of your draperies and furnishings, the home may seem cooler to you than you would expect.</p> <p>Thermostat: The furnace will come on automatically when setting the temperature at</p>	<p>Carefully read and follow the manufacturer's literature on use and care.</p> <p>Manufacturer instructions for care of the motor and bearings should be closely followed. Pulley belts should also be checked for proper attention and signs of wear. Oil cups should be oiled according to manufacturer's instructions (at least every fall) to provide smooth operations of the blower.</p> <p>Troubleshooting: One of the primary reasons the furnace does not work is that the pilot light is off. This, however, is not the only reason. First, the furnace has an on/off blower switch. This switch looks like a regular light switch. It is located in a metal box outside the furnace. This switch simply overrides all</p>	<p>Noises: Loud "oil canning" will be corrected by Ashby Construction within the One Year Warranty.</p> <p>Ductwork: If ductwork becomes completely unattached, Ashby Construction will make the necessary repairs during the One Year Warranty.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p>the thermostat registers below the setting you have selected. Setting the thermostat to a higher temperature will not heat the home faster.</p> <p>Thermostats are calibrated to within plus or minus 5°.</p> <p>Manufacturer Directions: Good maintenance of the furnace can save energy dollars as well as prolong the life of the furnace itself.</p> <p>Temperature Variations: Normal temperature variations from floor to floor (depending on the style of your home) can be as much as 10° or more on extremely cold days. The furnace blower will typically cycle on and off more frequently and for shorter periods of time during severe cold spells.</p> <p>Odor: It is normal for the heating system to emit an odor for a few moments when it is first turned on after an extended period of not being used (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass very quickly. However, if you smell gas, call your gas companies emergency 1-800 number listed in your Homeowner Warranty Book under Emergency Utility Numbers.</p> <p>Ductwork Noise: Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to airflow as the system operates.</p>	<p>furnace commands and manually shuts down the blower. This is usually only done when maintenance service is being performed.</p> <p>There is also a fuse directly above the on/off switch. This fuse is either a S12, S10, or S15 fuse. It is there to absorb any spike in the line, such as a close electrical strike or power surges. Unlike old fuses that burn out and are easily detectable, these fuses, similar to automobiles fuses, have a spring in them that depresses when tripped. Unless you have examined these quite carefully before, it may be hard to determine if the fuse has blown. We suggest that you buy some extra fuses should the need for a new one arises</p> <p>If your furnace is a high-efficiency furnace, there is no pilot and no on/off switch. Due to the increased use of high-efficiency models electronic ignition is becoming more common.</p> <p>Furnace Pilots: If your furnace pilot does not ignite automatically, you need to manually insure it is lit. To light the furnace pilot, first remove the cover panel to expose the pilot. Then rotate the on/off/pilot knob to “pilot.” When the knob is in this position, the red button can be depressed. While depressing the red button, hold a match at the pilot. Once the pilot lights, continue to hold the red button down for 30 to 60 seconds. When you release the red button the pilot should stay lit. If it does not, wait several minutes to allow any gas to dissipate from the furnace area and repeat the entire process again. If the pilot stays lit, rotate the on/off/pilot knob to the “on” position. Reinstall the cover panel.</p> <p>These instructions can also be found on a sticker on the furnace and/or in the manufacturer’s literature.</p> <p>Filter: Remember to change or clean the filter monthly during the heating season (all year if you also have air conditioning). A</p>	
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	<p>Engineering: Heating systems will be installed in accordance with local building codes as well as engineering designs of the particular model home. Adequacy of the system is determined by its ability to establish a temperature of 70 degrees, as measured in the center of the room, five (5) feet above the floor. In extremely cold temperatures (10 degrees below zero or colder), the system should maintain a temperature differential of 80 degrees. Thermostats are calibrated to within plus or minus five degrees.</p> <p>Noises: Expansion or contraction of metal ductwork will typically result in some ticking or popping sounds. It is not possible to eliminate these sounds.</p> <p>Ductwork: Although the heat system is not a sealed system, the ductwork should remain attached and securely fastened.</p> <p>Duct Placement: The exact placement of heat ducts may vary slightly from those positions shown in similar floor plans.</p>	<p>clogged filter can slow airflow and cause cold spots in your home. Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care. Buy filters in large quantities for the sake of convenience.</p> <p>Adjust Heat Vents: Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, heat can be diminished in seldom used or interior rooms. However, this is a very individual matter and you will need to balance the system for your family's comfort.</p> <p>Return Air Vents: For maximum comfort and efficient energy use, place furniture and draperies to allow unobstructed airflow from registers and cold air returns.</p> <p>Trial Runs: Have a trial run early in the fall to test the furnace. (The same applies to air conditioning in the spring.) If service is needed, it is much less inconvenient to discover it prior to the heating season.</p> <p>Do Not Overheat: Your new home should not be overheated. 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.</p> <p>Gas Odor: If you smell gas, call your Gas companies Emergency 1-800 Number located in the Homeowner Warranty Book under Emergency Utility Numbers.</p> <p>Combustion Air: Furnaces that are installed in basements have combustion air vents run to them. Never cover these or block the cold air in any way. Outside air is needed to supply the furnace with sufficient oxygen. Closing or blocking the combustion air vent will cause the furnace to draw air down the</p>	
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Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

		<p>vent pipe and pull poisonous gases back into your home.</p> <p>Registers: Heat register covers are removable and adjustable. Homeowner is responsible for adjusting the dampers in these covers to regulate the heat flow within the home. In particular, attention is drawn to the fact that rooms farther away from the furnace will need to have vents opened more.</p> <p>Filters: For maximum efficiency and clean service, the furnace filter should be changed once each month during the winter (year round if you have air conditioning also) by the Homeowner.</p> <p>Combustion Air: An outside combustion air duct is included to supply fresh air for the furnace and water heater. The supply of fresh air is vital to the safe and efficient operation of both items and should not be limited in any way.</p>	
<p><u>INSULATION</u></p>	<p>Insulation will be installed to meet or exceed the building codes applicable at the time of construction.</p>	<p>The effectiveness of insulation is diminished if it is uneven. The last step in any work done in your attic (for example, the installation of a TV antenna) should be to check that the insulation lays smooth and even. (Do not to step on drywall ceilings, personal injury or damage to drywall can result.)</p>	
<p><u>LANDSCAPING</u></p>	<p>Backfill: The foundation of your home is constructed beginning with an excavation into the earth. When the foundation walls are complete, the area surrounding them is backfilled with earth. This area is not as compact and dense as undisturbed ground.</p> <p>Water can penetrate through the backfill area to the lower areas of your foundation. This can cause potentially severe problems, such as wet basements, cracks in foundation walls, and floor slab movement. This can be avoided through proper installation of landscaping and good placement of backfill drainage.</p>	<p>Downspout extensions should be kept in the down position so that roof run-off is channeled well away from the foundation area of the home. Routine inspection of downspouts, backfill areas, and other drainage components is an excellent maintenance habit.</p> <p>First Five Feet: NO GRASS, PLANTS OF ANY TYPE, OR SPRINKLER HEADS SHOULD BE PLACED WITHIN FIVE (5) FEET OF YOUR HOME.</p>	

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Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

	<p>Backfill areas will settle and require prompt attention to avoid damage to the structure and possibly voiding of the One Year Warranty.</p>		
<p><u>PAINT & STAIN</u></p>	<p>Wood Grain: Due to wood characteristics, color variation will result when stain is applied. There will be no repair or replacements on such variations</p> <p>Fading: Fading of exterior paint or stain can be expected due to the effects of sun and weather. No repair is provided by Ashby Construction for this occurrence.</p> <p>Raised Grain: Wood trim will develop some minor cracks and raised grain as it ages and dries. Much of this will occur during the first year. Raised grain can result in peeling paint. However, this is not due to a defect in materials or workmanship.</p> <p>Paint Colors: Wood trim painted white or light colors will more readily show grain and cracks and will therefore require additional maintenance by Homeowner.</p> <p>Color names, numbers, and paint brands are noted on the color selection sheets in your Homeowner Warranty Book.</p>	<p>You should keep color names, codes and manufacturer identities available for future reference.</p> <p>Paint maintenance of wood trim and gutters is a Homeowner's responsibility.</p>	<p>Ashby Construction will only repair paint issues that are listed on the Pre-Closing Orientation List, after that, paint touch-ups are considered homeowner maintenance.</p> <p>Ashby Construction will perform interior touch-up of paint and stain necessitated by warranted repair work which is visible at six feet under normal lighting conditions under the following conditions: failure of paint to cover underlying surface, splatters, nail sets and lap marks. Such touch-up will match the original covering as close as practical; however, Ashby Construction does not warrant an exact match. In that regard, you have been supplied touch-up paint and stain which should be stored so as not to freeze.</p> <p>Exterior: Exterior painted surfaces that peel or physically deteriorate during the One Year Warranty will be repaired by Ashby Construction to match the original as closely as practical; however, Ashby Construction does not warrant faded exterior surfaces, and the development of mold or mildew.</p> <p>Ashby Construction will repair, at its</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

			<p>sole discretion, clear (varnish or lacquer) interior finishes that deteriorate during the One Year Warranty to match the original as closely as practical. However, Ashby Construction does not warrant an exact match. Ashby Construction does not warrant clear exterior finishes.</p>
<p><u>PLUMBING</u></p>	<p>Drains: All drains and sewer lines should operate freely.</p> <p>Noise: Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair.</p> <p>Temperature Variations: Temperature variations can be expected if water is being used in more than one location in the home.</p>	<p>Freezing Pipes: Provided the home is heated at a normal level, pipes should not freeze under normal winter conditions. Heat should be set at 65 degrees if you are away during winter months. Garage doors should be kept closed to protect plumbing lines that may run through this area. Freezing pipes are not covered under your One Year Warranty. When it is extremely cold, crawl space vents should be closed and insulated, and water should be left on at a drip or trickle to prevent freezing.</p> <p>Cosmetic Damage: Homeowner is responsible for following manufacturer's directions for caring for all products.</p> <p>Exterior Faucets: Outside faucets are freeze proof, but in order for this feature to be effective, hoses must be removed after each use. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Ashby Construction will repair any problems with these faucets noted on the Pre-Closing Orientation List. Subsequent to the Pre-Closing Orientation, repairs of broken lines to exterior faucets will be the Homeowner's responsibility.</p>	<p>Drains: Obstruction resulting from construction debris will be corrected by Ashby Construction. Ashby Construction will correct clogged drains that occur during the first ten (10) days after closing. Obstructions removed during this time period, which are shown to be the result of Homeowner action, will be corrected at the Homeowner's expense.</p> <p>Leaks: Ashby Construction will repair leaks in the plumbing system. If plumbing leak caused by a warranted item results in drywall or floor covering damage, this will be repaired by Ashby Construction. No adjustments will be made for secondary damages (wallpaper, drapes, personal belongings, etc). Homeowner insurance should cover these items.</p> <p>Cosmetic Damage: Any fixture damage noted on the Pre-Closing Orientation List will be repaired by Ashby Construction. Chips, scratches, etc. reported subsequent to the Pre-Closing Orientation, will</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

			<p>not be repaired by Ashby Construction.</p> <p>Exterior Faucets: Ashby Construction will repair any problems with exterior faucets noted on the Pre-Closing Orientation List only.</p>
<p><u>ROOFS</u></p>	<p>Ice build-up during prolonged periods of sub-zero temperatures may accumulate at the roof eaves causing water damage and is not covered by the One Year Warranty.</p> <p>Ice Build-up: Ice build-up may develop in the eaves during extended periods of cold and snow. Damage that results from this is not a warranty item.</p> <p>Wind blown precipitation may enter roof vents and is not covered by the One Year Warranty.</p> <p>Space Between Shingles: Spaces between cedar shake shingles are required by code and some flashing will be visible.</p>	<p>Walking on Roof: Extreme caution should always be used when walking on the roof to avoid accidental injury or causing damage to the roof.</p> <p>Inclement Weather: It is the Homeowner's responsibility to inspect the roof and replace cracked or otherwise damaged tiles or shingles. The roof should be checked after extreme weather, which might have caused damage.</p> <p>Homeowner's insurance should be notified if storm damage is discovered.</p>	<p>Ashby Construction will replace shingles that are blown off your roof in conditions other than high winds (56 miles per hour or more).</p> <p>Leaks: Ashby Construction will repair leaks in the roofing or flashing other than those caused by severe weather (i.e., hail or high winds in excess of 56 m.p.h.), hail damage, or some actions by Homeowner. Roof repairs are made only when the roof is dry.</p>
<p><u>ROUGH CARPENTRY</u></p>	<p>Floor Squeaks: Some floor squeaks are unavoidable. Ashby Construction does not warranty against floor squeaks, and will take no action if or when squeaks occur.</p> <p>Deflection: Floors will deflect when walked on. This will be more noticeable next to hutches, bookcases, chairs, etc. This is not a structural deficiency and Ashby Construction will take no action for this occurrence.</p>		<p>Ashby Construction will repair floors that are out of level in excess of one-half (1/2) inch, higher or lower, on the surface within any twenty (20) foot distance; walls that are out of plumb in excess of three-eighths (3/8) inch in any eight foot vertical measurement; and bowing of walls that exceed one-half (1/2) inch in any thirty-two (32) inch horizontal measurement, or one-half (1/2) inch in any eight foot vertical measurement.</p>

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<u>SECURITY SYSTEM</u>	Security Systems are warranted directly to you by their manufacturers. For most items, this warranty is for one year.	Refer to literature on each appliance for details and limitations.	
<u>SIDING</u>	Shrinkage: Some shrinkage of siding is to be expected. Slight “waves” can be seen in siding under certain weather conditions; this cannot be entirely eliminated.	If gaps occur, you should repair these gaps by recaulking. Paint or stain touch-up will not match.	
<u>SMOKE DETECTOR</u>	Ashby Construction does not represent that the smoke detection device will provide the protection for which it is installed or intended.	Insurance, if any, must be obtained by the Homeowner.	
<u>STRUCTURAL WOOD FLOORS</u>	<p>The structural floor is constructed with an intake and exhaust duct. A fan will pull fresh air under the structural floor and exhaust it out. This fan is controlled by a humidistat switch. The lower the humidity desired, the fan will run more often and draw more fresh air under the structural floor. The recommended setting for the humidistat is a Homeowner preference.</p> <p>Ventilation problems may be experienced in crawl spaces below structural wood floors. Ashby Construction installs a ventilation fan and at least two ventilation ducts (Intake & Exhaust) in structural wood floors. The fan itself is not covered by the One Year Warranty but may be covered by the manufacturer’s warranty.</p> <p>Even though the fan and the ducts are working properly, basement dampness and mildew in the basement and crawl space beneath structural wood floors may be experienced.</p>		<p>Ashby Construction will correct defects in installation of the ducts and fan during the One Year Warranty.</p> <p>Ashby Construction is not responsible for basement dampness and mildew in the basement and will not make repairs in these instances.</p>
<u>VENTS</u>	Attic ventilation is required by the Uniform Building Code, and therefore cannot be omitted. Occasionally, depending on the force and direction of the wind, rain or snow will infiltrate through these vents, causing spotting on the ceiling.	Crawl space vents must be open during the summer (pull the insulation away so air can get through) and closed during the winter (put the insulation back to cover the vent). The vents are operational from outside and must be insulated from within the crawl space.	Ashby Construction is not responsible for weather damage such as spotting on the ceiling and will not make repairs in these instances.

Ashby Construction, Inc.

Homeowner Information, Homeowner Maintenance and Ashby Construction, Inc. One Year Limited Warranty.

<p><u>WINDOWS & SCREENS</u></p>	<p>Operation: Windows should operate with reasonable ease and locks should perform as designed.</p> <p>Condensation: Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. The humidity level within the home is controlled by the Homeowner and requires no corrective action by Ashby Construction.</p> <p>Infiltration: Some air and dust will infiltrate around windows (especially prior to the installation of landscaping in the general area).</p>	<p>Windows and screens are only covered for manufacturer defects after the Pre-Closing Orientation.</p> <p>Condensation: Homeowners with humidifiers should closely observe manufacturer’s directions, especially during extremely cold periods.</p>	<p>Broken or damaged windows and damaged screens noted on the Pre-Closing Orientation List will be replaced.</p>
<p><u>WOOD TRIM</u></p>	<p><u>Interior:</u> Minor imperfections may be visible. Separation of wood trim from the adjacent material is a normal result of shrinkage which can require caulking as a repair.</p> <p><u>Raised Grain:</u> Because of the effects of weather on natural wood, you should expect raised grain to develop in some of the boards used in trimming the home. This is normal and not a defect in the wood or paint. Wood trim painted white or light colors will more readily show grain and cracks and will, therefore, require additional maintenance.</p>	<p><u>Interior:</u> Separation of wood trim from the adjacent material can require caulking as a repair and is a Homeowner maintenance responsibility.</p> <p><u>Shrinkage:</u> Shrinkage of trim boards will be is a Homeowner responsibility.</p> <p><u>Deck Sealants:</u> Homeowner is responsible for applying sealants to decks, if desired. The decision to proceed with such treatment commits the Homeowner to regular maintenance of the sealant.</p>	<p><u>Interior:</u> Ashby Construction will correct only those serious defects, i.e., chips, gouges, etc., noted on the Pre-Closing Orientation List.</p> <p><u>Exterior:</u> Damaged trim boards and/or shutters, noted on the Pre-Closing Orientation List will be corrected by Ashby Construction.</p>