

The Guarantee Group has a reputation for building superior homes and standing behind what we build. We strive to deliver a level of customer service that goes far beyond industry standards. With expert, personalized service throughout the warranty period, you can count on us to take care of you every step of the way.

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Warranty Request Forms must be filled out and returned to:

The Guarantee Group
2502 N Webb Road
Grand Island, NE 68803

You've made the right decision by choosing a Guarantee Group built home. You are now the proud owner of an exceptionally well-crafted and smartly designed home. This booklet provides you with all the details of your home's warranty.

We at The Guarantee Group want to let you know that we appreciate your business.

You have entrusted to us one of the largest purchases of your lifetime. We take this responsibility seriously and will do everything in our power to serve you well.

Please accept our sincere appreciation for selecting
The Guarantee Group as your home builder.

We look forward to working with you.

1. **The Spirit of the Warranty**

Our Warranty commitment is easy to understand and is based on COMMON SENSE. We believe the Homeowner has a right to expect a clean home completed and free of defects at the time of closing. Things should work. If there are problems because of defects in materials and workmanship, the Builder will arrange for their repair and replacement. If a problem result from actions by occupants of the home or others, or from ordinary wear and tear, the Build is not responsible for the resulting repair or replacement.

2. **The Rights of Your Home**

We view your Warranty in terms of what you, as our customer, have a right to expect. We view the issue of preventative maintenance in terms of what your home has a right to expect from you. None of the materials used in the construction of your home will last forever; however, most will last for a long time if properly maintained. It is our desire to help you understand how to prolong the life of your home through regular maintenance that is appropriate for the types of material used in your home.

All building material are subject to expansion and contraction with differing temperatures and humidity. The effects of the movement can be seen in such things as concrete, foundation walls, drywall, caulking, tile grout, siding, treated and cedar lumber. Shrinkage of the wood members in your home is inevitable and typically noticeable during the first year. The effects of this expansion and contraction are not due to defects in any material and/or workmanship and can and should be repaired and maintained throughout your normal homeowner maintenance.

3. **What Your Home Has a Right to Expect From You**

Your home and lot were designed with a particular drainage pattern, which should carry rainwater away from the foundation. Water should not be directed to the edge of the foundation, either in the form of lot drainage or the watering of flowers.

Concrete surfaces should be free of salt (for ice), other deicing chemicals, and excessive weight such as a moving van. Yard drainage should be maintained to divert water away from concrete surfaces, if possible, to eliminate the change it will undermine the surface and erode the bearing soil.

Structural alterations to the home must be performed by professionals who understand the load-bearing requirement of the change. The reason that the city of Grand Island requires permits for building alterations is to make sure that the structural integrity of the home is maintained.

In many cases, the seal around doors and windows is caulk. This material will require annual inspection and any necessary replacement after one to two years. Water from yard and lawn watering devises should not come in contact with the structure.

Since the mechanical systems of your home were designed for normal usage, placing unreasonable demands upon them will present problems. Plugging several electrical devices into one circuit may cause it to overload. Loading materials into a drain may cause it to clog. Undue weight should not be placed on pipes or showerheads because they can break. Some devices must be cleaned periodically (e.g. furnace filters) so that they can do what they are designed to do.

Wood requires cleaning and sealing to prevent problems associated with water penetration and continual exposure to the elements. Painted or sealed surfaces must be cleaned and refinished according to the requirement of our Nebraska climate. If this is not done, the surface will deteriorate.

Instructions for care and maintenance are included with many components of your home, including appliances, and air handling equipment. By following these instructions you will extend the life of these components.

The Homeowner should read the Warranty in its entirety, including any addenda attached at the end of this Warranty booklet, in order to understand the protection it provides and exclusions that apply.

The common areas require the same care and maintenance as your home. All residents should strive to keep these areas clean and usable.

4. **Introduction to Your New Home Warranty**

The Builders Limited Warranty relates only to “Covered Defects” which are defined as defects in material and workmanship that are either part of the structure or are elements of the home as supplied by the Builder at the date of closing. This Limited Warranty is provided to the original purchaser of the home and who uses the home for their residence only.

5. **IMPORTANT NOTE**

One-Year Coverage

The Guarantee Group, L.L.C. warrants, for a period of one year from the date of closing, that your home was constructed in substantial conformity with the plans and specifications approved by you and submitted to the Grand Island Building Department on your behalf and that such home is free of any material defect in equipment, material, or workmanship performed by The Guarantee Group, L.L.C. and/or any of its subcontractors or suppliers. Any material defect covered by this warranty **must be reported to The Guarantee Group, L.L.C. in writing as soon as you are aware of the problem. Warranty coverage for any notice of complaint received after one year will be denied and The Guarantee Group, L.L.C. will have no obligation to you for the repair of these defects.**

No one can add to or vary the terms of these warranties, orally or in writing. **THE STATED EXPRESS LIMITED WARRANTIES ARE THE ONLY WARRANTIES FOR YOUR HOME AND ARE IN LIEU OF ALL OTHER WARRANTIES EITHER EXPRESS OR**

IMPLIES, INCLUDING ANY IMPLIED WARRANTY OF HABITABILITY, FITNESS AND/OR WORKMANSHIP WHICH ARE HEREBY EXPRESSLY AND SPECIFICALLY DISCLAIMED.

Remember, your warranty is limited as set forth above, but, under no circumstances, will The Guarantee Group, L.L.C. be responsible for normal homeowner maintenance or any problems caused by a lack of homeowner maintenance.

Some appliances, equipment, and other components included in the home are not warranted by the Builder, but are covered by separate warranties provided by the manufacturer or supplier. These warranties are assigned to the Homeowner by the Builder at the time of closing. In the event that a timely claim is made under one of these warranties without response, the Builder will assist the Homeowner in attempting to resolve the problem with the manufacturer or supplier. During the first year, the Builder will correct the malfunction of an appliance or item of equipment if the malfunction is due to damage during installation or improper installation.

6. Limitation of Liability

It is understood and agreed that the Builder's liability, whether in contract, tort, statute, negligence, or otherwise, is limited to the remedy provided in this Limited Warranty. The Builder's obligations under this Limited Warranty, and under the purchase agreement, are limited to repair and replacement. Under no circumstances shall the Builder be liable for any special, indirect, or consequential damages, including without limitation any damages based on a claimed decrease in the value of the home, even if the Builder has been advised of the possibility of such damages. This Limited Warranty is the only warranty applicable to this purchase. To the extent permitted by law, all other warranties, express or implied, including but not limited to, all implied warranties of fitness, merchantability, or habitability, are disclaimed and excluded.

If a defect occurs in an item covered by this Limited Warranty, the Builder will repair or replace it. In the case of defects in Structural Elements, the Builder will repair or replace the Structural Element to restore the load-bearing function, as designed, and make such other repairs as are necessary to return the home to a safe status. The repair of a defect will include the correction, replacement, or refinishing of only those surfaces, finishes, and coverings that were damaged by the defect and that were a part of the home when the title was first transferred by the Builder. The Builder will repair or replace surfaces, finishes, and coverings that require removal in order for the Builder to repair or replace a defect. The extent of the repair or replacement of these surfaces, finishes, and coverings will be to approximately the same condition they were in prior to the defect, but not necessarily to a "like new" condition. The Builder cannot guarantee, nor does it warrant, exact color matches with the original surrounding area due to factors such as fading, aging, or unavailability of the original materials.

The benefits included in this Limited Warranty are only available when service is requested according to the procedures established by the Builder and included in your Warranty material. In addition, the Homeowner's failure to reasonably provide access to the home during normal working hours for making repairs will relieve the Builder from its obligations under this Warranty. The Builder's aggregate total liability shall not exceed the original contract price of the home.

The Builder reserves the right to use its judgment in determining the most appropriate method of repairing Warranty defects. The Builder's offer to resolve an issue for which it bears no responsibility under this Limited Warranty does not create the responsibility to provide the resolution in another situation for which it bears no responsibility. Actions taken to cure defects will not extend the period of coverage specified in this Limited Warranty or any applicable statutes of limitation or repose.

7. **Warranty Exclusions**

This Limited Warranty excluded any loss or damage which is not a Covered Defect, including:

LOSS OF, OR DAMAGE TO, ANY REAL PROPERTY WHICH IS NOT PART OF THE HOME COVERED BY THIS LIMITED WARRANTY AND WHICH IS NOT INCLUDED IN THE ORIGINAL PURCHASE PRICE OF THE HOME AS STATED IN THE CLOSING DOCUMENTS.

Any damage to the extent it is caused or made worse by:

Negligence, improper maintenance, or intentional or improper operation by anyone other than the Builder or its agents or subcontractors, including, but not limited to, damage resulting from rot, corrosion, or rust.

Failure by the Homeowner or anyone other than the Builder or its agents or subcontractors to comply with the warranty requirement of manufacturers of appliances, fixtures, and equipment.

Failure by the Homeowner to give timely notice to the Builder of any defects.

Changes in the grading of the ground by anyone other than the Builder or its agent or subcontractors.

Changes, alterations, or additions made to the home by anyone other than the Builder or its agents or subcontractors after the Limited Warranty commencement date.

Dampness or condensation due to the Homeowner's failure to maintain adequate ventilation.

Loss or damage that the Homeowner has not taken timely action to minimize.

Any defect caused by, or resulting from, materials or work supplied by someone other than the Builders or its agents or subcontractors.

Normal wear and tear or normal deterioration.

Loss or damage not otherwise excluded under this Limited Warranty, which does not constitute a defect in the construction of the home by the Builder or its agents or subcontractors.

Loss or damage caused by, or resulting either directly or indirectly from, accidents, riots and civil commotion, theft, vandalism, fire, explosion, power surges or failures, smoke, water, escape, falling objects, aircraft, vehicles, acts of God, lightning, windstorm, hail, tornado, and earthquake.

Loss of damage caused directly or indirectly by flood, wind-driven water, surface water, overflow of a body of water, or spray from any of these (whether or not driven by wind); water which backs up from sewers or drains; changes in the water table which were not reasonably foreseeable at the time of construction, or water below the surface of the ground (including water which exerts pressure on or seeps or leaks through, a building, sidewalk, driveway, foundation, swimming pool, or other structure).

Loss or damage caused by soil movement, including subsidence, expansion, or lateral movement of the soil (excluding floor and earthquake), which is covered by any other insurance or for which compensation is granted by state or federal legislation.

Loss or damage to home, persons, or property directly or indirectly caused by termites, other insects, birds, vermin, rodent, or other wild or domestic animals.

Loss or damage resulting from the use of the home for nonresidential purposes.

Loss or damage caused by failure to maintain proper temperatures (heating and cooling) within the home.

Loss or damage to utility service that were not installed by the Builder.

Any condition which does not result in actual damage to the home, including, but not limited to, uninhabitability or health risk due to the presence or consequence of electromagnetic fields (EMFs), radon gas, mold, formaldehyde, or other pollutants and contaminants; or the presence of hazardous or toxic materials.

Bodily injury or damage to personal property.

Loss or damage caused by, or resulting from, abnormal loading of Structural Elements by the Homeowner, which exceeds design loads as mandated by codes.

Consequential damages including, but not limited to, costs of shelter, food, and transportation; moving and storage; any other expenses related to inconvenience or relocation during repairs to the home; and any diminution of market value of the home.

8. **Requesting a Home Repair**

Procedure

If you believe there is a construction defect covered by this Warranty, you must take these steps:

Step 1 – Contact us. Contact us with details of your concerns as soon as possible. Conditions that could cause additional damage, such as water leaks, should be reported immediately. Do not communicate your request to any person that is not our employee, such as contractor. Please contact our office and ask to speak with a Warranty or customer service representative. Our goal is to promptly respond to all Warranty-related requests, so if you do not receive an acknowledgment within a reasonable time, please follow up to make sure your message was not misdirected. Except as otherwise required by law, all Warranty claims must be received by us no later than one year from the closing date of your home purchase. Please note this provision does not extend the Warranty coverage period.

Step 2 – Allow us to investigate. We will review the information you give us and investigate your concerns. Our investigation may involve sending employees or consultants to your home to inspect the component or to perform tests or other analysis. If that is necessary, we will need your cooperation, which will often include, but not limited to, meeting us or our representatives at your home during normal working hours.

Step 3 – Our response. After investigating, we will inform you whether there is a construction defect covered under this Warranty. If there is a covered construction defect, we will repair or at our option replace it as provided in this Warranty. Alternatively, instead of correcting the construction defect, we may decide at our option to pay you the reasonable cost of correction.

Step 4 – Repair process. We will need access to your home during our normal working hours to perform the repair work. We prefer not to be in your home when you are not there, so we may ask you to be at home when the work is performed. We will start and complete the work as soon as possible based on your schedule, our work schedule, and the availability of the contractors and materials required to do the work. Your cooperation and flexibility are needed for us to complete the work promptly.

Failure to Allow us to Make Repairs

We are not responsible for any damage that occurs because you failed to allow us to timely make repairs. Additionally, if you make or pay for repairs without first notifying us of the problem and allowing us to investigate and repair it as required by this Warranty, then we will not reimburse you for those repairs.

Emergency Repairs

If an emergency condition exists that requires immediate repairs to protect the safety of occupants of your home or to prevent imminent serious damage to your home, you may make the repairs and we will reimburse you the reasonable cost of those required repairs that would otherwise be covered by this Warranty. You are still obligated to give us notice within a period of twenty-four hours, even in an emergency situation.

Repairs by or Payment from Insurance Company – Waiver of Claims

Coverage for construction defects is provided by this Warranty, and we encourage you to submit construction defect claims to us. This Warranty, however, is not a homeowner's insurance policy, which typically provides coverage for certain property damages and casualty losses. If you receive from an insurance company or any other party payment or repairs relating to or arising from a construction defect, then to the extent permitted by law you hereby waive for yourself and on behalf of anyone acquiring rights through you, including, but not limited to, any insurance company, all subrogation claims, and other claims against us for such payment or repairs received by you.

9. **Waiver of Any Other Warranty's Exclusive Warranty**

To the fullest extent permitted by law, all warranties regarding your home, including, but not limited to, statutory and implied warranties, are hereby disclaimed by us and waived by you. This Warranty is substituted in place of all such warranties. This means that this Warranty is the only warranty that applies and governs your and our right and obligations related to your home and that there are not other warranties except as may be required by law.

Examples of Disclaimed Warranties

Examples of warranties that are disclaimed by us and waived by our include, but are not limited to, statutory warranties, implied warranties, implied warranty of quality or fitness for use or a particular purpose, a warranty of construction in a good and workmanlike manner, warranty of habitability, and warranty of merchantability.

Non-Waivable Warranties

You are entitled to (and nothing in this section reduces) any warranty coverage provided by law that may not by law be waived, disclaimed, or reduced by this Warranty or substituted with the terms of this Warranty. If a court determines that a warranty cannot be waived, disclaimed, or reduced by this Warranty or substituted with the terms of this Warranty by law, then the specific term in this Warranty that conflicts with the warranty term may not be waived, disclaimed, reduced or substituted will not apply, but all other terms will remain applicable to the extent permitted by law.

10. **Your Warranty Procedures**

Please read the home warranty material thoroughly before your scheduled orientation. We recommend you make a list of any questions you may have on the information provided so you can ask for clarification at the orientation. This will also be the time when The Guarantee Group, L.L.C. will explain which responsibilities are yours, as the owner, and our, as the Builder. Once you have closed on your home, your warranty concerns and requests should be addressed through mail, as identified below. **Please do not contact your sales representative with warranty concerns after this point.**

1. The Guarantee Group, L.L.C. will provide warranty request forms at your orientation and will explain how the request process works. These forms will enable you to list items you would like to have considered for repair and will eliminate the possibility of miscommunication via a poorly written phone message and delays in our response time. If you find yourself without these forms, please feel free to send a written request for additional forms to The Guarantee Group, L.L.C. P.O. Box 139, Grand Island, NE 68802-0139. Always be sure you've included your name, address, and any phone numbers you wish to be contacted by.
2. All warranty service requests must be submitted in writing via mail.

Request should be submitted to The Guarantee Group, L.L.C

By the following method:

Mail to: The Guarantee Group, L.L.C

Warranty Department

P.O. Box 139

Grand Island, NE 68803-0139

Fax to: 308-381-1285

11. When warranty requests have been completed

You, the Homeowner, will be asked to sign and date the warranty order issued to the contractor, who has performed the required tasks to repair approved requests. The contractor will then turn this work order in to The Guarantee Group, L.L.C. and it will be considered completed and "closed". Please do not ask contractors to relay messages to The Guarantee Group, L.L.C regarding other work you would like to have done. All requests must be in writing and directed to The Guarantee Group, L.L.C. only. This will ensure there are no miscommunications or misinterpretations.

THE GUARANTEE GROUP, L.L.C. WILL NOT REIMBURSE A HOMEOWNER FOR ANY WORK, PRIORITY OR OTHERWISE PERFORMED ON A HOME BY ANY NON-GUARANTEE GROUP, L.L.C. CONTRACTOR OR EMPLOYED PERSONNEL.

12. Emergency Procedures

An emergency situation is defined by unavoidable damage that will get worse if repairs are delayed.

Here is a list of examples of emergency situations:

Sewer system back-up

Furnace fails to heat in the winter even after checking all the appropriate connections

Air conditioning failure in the summer months

Your door locks are non-functioning

Emergency calls: 308-381-2497

Here is a list of examples of non-emergency situations:

Failure to have a key for entry

A plumbing leak that does not require the water service to be shut off or does not threaten damage to your personal property

A roof or window leak that does not threaten damage to any of your personal property

Missing shingles

Circuit breakers or GFCI outlets malfunctioning

Plugged stools

Garage door failure to open

Foundation leak that does not threaten damage to any of your personal property

All service requests must be submitted in writing via mail. The exception will be emergencies, in which case you should call. You must follow-up in writing to The Guarantee Group, L.L.C. within twenty-four hours once you have made the emergency call to have documentation on file.

Home Tips

1. Concrete

All concrete is subject to changes in soil, moisture, and temperature conditions. Concrete work may be completed in the summer at high temperatures and cracks will appear in the winter, or vice versa. In addition, when frost penetrates the ground, it may raise the concrete. When warmer weather returns, the concrete will often return to its original position. These cracks, which occur in highways, as well as drives, walks, and floors, are normal and the result of climatic conditions and other natural causes over which the builder has no control.

SPALLING/SCALING/PEELING can be caused by elements outside the contractor's control and are not covered under your warranty.

Keep moving vans and heavy trucks off your driveway and sidewalks to avoid one of the most common causes of concrete cracks. Hairline cracks in stoops and steps cannot be prevented and are not covered by warranty. You must avoid using salt on your driveway and sidewalk during ice weather. De-icing products usually contain materials that are harmful to concrete when left on the surface for a period of time. You may experience either discoloration, peeling of the concrete or both. Salt is also carried off the street onto your concrete surfaces under the car and on the tires.

When weather allows, caulk driveway and all other concrete cracks and joints to better avoid excess moisture getting under the slab. You should also caulk openings where concrete pulls away from the house for the same reasons. You will need to keep concrete surfaces clean and washed out as often as possible. **It is highly recommended that you use sand on your concrete surfaces to avoid slipping.**

We also recommend that you periodically seal your driveway to help guard against freeze/thaw cycles and/or other conditions such as tracking of salt from the street. A penetrating-type sealer reduces frequency of application.

2. Window Wells

Maintain your window wells. Don't allow trash or mud build up in window wells to occur. Window wells need to be clear of debris for proper drainage.

3. Site Drainage and Settlement

Grades and swales have been established by the Builder to ensure proper drainage away from the home. If the Homeowner modifies these areas with additional grading, planting, concrete, or any other obstructions, the Homeowner will therefore be responsible for drainage. In addition to maintaining your sod, it is also the homeowner's responsibility to maintain a high grade around your foundation that **slopes away** from the home. Do not create water pockets next to the

foundation with flower beds, shrubs or other plantings. We recommend any underlayment material you use must be the type that will allow water to drain through it rather than act as a barrier which traps it. Positive drainage must be maintained at all times. Downspout extensions must be used as provided to help maintain the concentrated flow away from the home. Foundation must be waterproofed prior to any planter areas of any grade raised next to the foundation. No grading determination can be made during frost or snow conditions. If the Homeowner adds a pool, the Builder will no longer be responsible for drainage. Keep the grade maintained around your foundation to provide proper slope even after a minor settlement. Neglecting to act on a small area will lead to a larger problem and possible leaks of your foundation. It is you the owner that needs to address this problem to ensure proper drainage at all time.

4. **Warranty for Trees and Shrubs**

All trees and shrubs are guaranteed for a period of one year from the date of installation. Only **one** replacement is allowed under this guarantee. This guarantee is provided by the company that installed them. All warranty claims will be handled at the discretion of the company. The Guarantee Group, L.L.C. will not process and/or warranty any requests for the trees and shrubs. **The landscaping company will make a periodic check of the trees and shrubs planted in your yard and will replace dead trees at their sole and absolute discretion.**

Exclusions to Warranty – VERY IMPORTANT!!

The guarantee is void o all material that fails to grow due to neglect, damage, or acts of nature. This guarantee is also void if the homeowner alters in any way the mulched area around the base of the tree. Alterations may include, but are not limited to: adding soil to the base of the tree, adding any type of ground cover rock, constructing any type of retaining wall whether made from brick, cement, or wood, adding any additional plant material such as annual flowers, perennials and shrubs.

5. **Sprinkler Systems**

Contact the landscaping company for any problems with the sprinkler system. Please review the sprinkler system owner's manual regarding proper operation, care, and maintenance for your sprinkler system. Should you ever require warranty or service work, this information will be helpful. Many minor adjustments can easily be accomplished by reviewing the sprinkler system owner's manual. For other services and warranty work you will need to contact the landscaping company directly.

Sprinkler systems can create excessive moisture under concrete drive and cause them to heave. **Excessive watering in the late fall is NOT recommended** as serious damage to your exterior concrete surfaces can occur. Sprinkler heads should be turned to spray away from your foundation at all times. It is the homeowner's responsibility to maintain the sprinkler system to spray from the foundation and avoid damage to their exterior concrete surfaces: cutting back the watering schedule from the initial 2 weeks of establishing your new sod: and, adjusting watering schedules according to weather conditions.

6. Lawn

The most important watering of sod occurs within the first 12 hours after it is laid. This responsibility is your and is 100% necessary to ensure the root system can become established and your lawn will be green and lush. Either extreme heat or cold weather may take extra homeowner maintenance. The sod needs to be saturated to totally eliminate the air pockets under the sod. Follow-up watering must be adequate to prevent undue stress until the root system gets established. New sod is dry and needs water to establish its root system. Watering two to four times a day for one to two weeks is required. Not doing so will leave your yard stressed and weeds will begin to establish in your yard. **Contact a reputable lawn and garden center when ready for fertilizer to ensure the right product application rate.** Maintain your yard by proper yard maintenance which includes mowing at least weekly during the growing seasons, and maintain proper drainage at all times to prevent water leaks or standing water.

7. Roofing

IMPORTANT!! To prevent melting ice from entering the home, snow and ice should be removed from overhangs. Heavy snow loads may also increase the risk of ice damming by blocking the ventilation system for the roof. Roofs should be maintained to prevent blockage of the roof ventilation system. Keep gutters clear of debris and other materials. Contact homeowner's insurance agent in the event of abnormal weather or storm damage.

8. Gutters

IMPORTANT!! To maintain gutters and downspouts, inspect the gutters and downspouts on your home at least twice a year, preferably at the start of spring and during the fall. The following guidelines will help you maintain the gutters and downspouts.

- 1) Remove all debris from gutters and downspouts as needed. Keeping gutters and downspouts clean will help slow down the deterioration process, a major problem that eventually causes leaks.
- 2) Check the elbow where the gutter connects to the downspout. Remove and check the elbow, and clean any obstructions.
- 3) Look for the source of any leaks in the gutters and downspouts. Look for cracked caulk at the end caps and between the elbow and the gutter.
- 4) Maintain proper placement of downspout kickers. **Care must be taken not to block the end of or to reroute the downspout kicker.** Maintain original placement of downspout kicker for proper drainage of yard. Downspout kicker must **not** be placed inside of landscape.

9. Exterior Siding and Trim

Maintain exterior paint and caulking to protect material from exposure to moisture and rotting. Caulking and painting should be inspected annually.

10. Decks

Treated wood has the best protection against rot, fungal decay, and termite attack. However, to get the most out of your deck a regular maintenance program is necessary to minimize the effects of the weather. Whenever a project is built with treated wood and exposed to the weather, certain inherent properties of the wood become evident.

The characteristics natural to wood include:

- Checks, splitting, bowing, cupping, twisting, and grain separations occur as wood is exposed to alternating cycles of wetting and drying.
- Bowing, crooking, cupping, and twisting may also occur in varying degrees depending on stresses released by initial sawing of the lumber and moisture absorption.
- Color fading occurs when wood is exposed to ultraviolet rays of the sun.

Application of a weather resistant finish is highly recommended. Application of a quality, clean water repellent or semi-transparent stain that contains a water-repellent will help minimize the cycles of moisture take-up and loss the wood goes through outdoors. A maintenance program is necessary to minimize the effects of the naturally occurring elements of the seasons.

11. Doors

Your exterior entry doors have an adjustable threshold which is designed to be adjusted to eliminate any drafts.

Threshold adjustment: Proper adjustment has been obtained when you can pull a piece of paper through the gap between the threshold and the bottom of the door with even resistance across the opening. Adjusting the door too tight will make it difficult to close during severe cold and will wear and tear the bottom door seal prematurely.

IMPORTANT!! To maintain your entrance doors, inspect all exterior doors each spring and fall to confirm that the weather stripping is fastened tightly. Use aerosol lubricant on squeaky hinges and sticking locks. Apply silicone to door hinges to minimize any grinding. Wood doors, jams and trim should be scraped, sanded, and sealed if the paint begins to peel. Caulk any cracks with elastomeric caulking. Inspect the transition between the jam and the threshold every three months, and caulk as needed. Check the seal base of the door for rips, tears, and excess water.

Check the screws on the threshold. Tighten them if they stick up, so they don't damage the door seal. If you see the black residue of iron around door hinges, you can remove the iron residue with a magnet behind a cloth or by lightly wiping with a damp sponge or clean cloth. This residue is a by-product of the friction created when the hinges open and close. To maintain your sliding glass doors, always keep the tracks clean of debris. Apply a very small amount of oil periodically at both the bottom of the door and at the lock mechanism. Apply silicone lubricant to the tracks. It's important to take special care of the tracks of aluminum sliding glass doors. Make adjustments to the threshold if the door doesn't slide properly, such as if it drags on the sill or is difficult to open.

12. Garage Doors and Opener

Steel insulated doors offer durability and low maintenance. The exterior face of the door is constructed from hot-dipped, galvanized steel, coated with a bake-on base coat and a polyester top coat. The interior has an added polystyrene insulation layer that adds thermal efficiency and improves the smooth and quiet operation of the system. If touch-up of this exterior finish becomes necessary, touch-up paint is available from the supplier. **Your rubber weather seal on the door bottom has additional material rolled into the ends. This can be unrolled as needed when the weather seal shrinks in length with age. The door has a limited 20 year warranty against section rust-through and cracking, chipping, and peeling of the finish coat.** There is a 1 year warranty for workmanship, material, and installation. See the manufacturer's warranty for more specific information. Contact Overhead Door Company of Grand Island at 308-389-3667 for specific instructions if you are considering painting the door. The garage door opener is plugged into a GFCI outlet which could trip and cause a loss of power to the opener. Reset the GFCI for power for your opener or pull the release cord to manually lift the door open. Homeowners should have a key at all times for front door entry, so in the event you have lost power to the opener and it will not open a homeowner can still get access to their home.

A. **Garage Door Operates Improperly**

The Homeowner can expect the garage door to function properly. In the case that the garage door does not operate properly, The Overhead Door Company, for a period of one year, will correct or adjust the door as required.

B. **Leak Through/Under Garage Door**

Garage doors are not intended to provide a weather-tight seal. Under high wind conditions and storms, it is normal for some elements to leak through, around, or under the garage door. The Overhead Door Company, for a period of one year, will make needed adjustments.

IMPORTANT!! To maintain your garage door, inspect the door and opener at regular intervals for signs of wear and improper alignment. Check cables, roller, and hinges for signs of wear every three months. Tighten any loose hinge screws. Lubricate all hinges, rollers, and moving parts every month with light oil or spray lubricant to reduce noise and add to their life span.

Never lubricate the chain or screw drive. It is lubricated by the manufacturer; aftermarket lubricants can cause it to slip.

13. **Windows**

Pella Windows

Please review the Pella window owner's manual regarding proper operation, care, and maintenance for your windows. Should you ever require warranty or service work, this information will be helpful. Many minor adjustments can easily be accomplished by review the Pella window owner's manual.

Windows should be properly adjust and balanced. Normal maintenance by the Homeowner includes keeping the tracks, channels, and operating mechanisms clean and lubricated. For most windows, Homeowners should use a dry silicone spray lubricant on the tracks once each year. Windows will collect condensation on their interior surfaces when high humidity within the home turns into water on the colder window surface. The Homeowner is responsible for controlling interior temperature and humidity to avoid condensation. Draperies and blinds should be left open to encourage air circulation and even temperatures during periods of cold weather and high interior humidity. Large temperature variations from interior to exterior may cause condensation even with low interior humidity.

14. **Drywall**

The walls have been finished with a light texture. Cracks in the drywall of your new home are almost a certainty because of the expansion and contractions taking place within the walls and ceiling of the house which is normal. There is nothing serious about this cracking and is generally more prevalent in the fall or springtime when your home typically goes through moisture changes. These cracks are covered once during the year and again at the end of the warranty year if it is necessary. It is the Homeowner's responsibility to repaint and redecorate. Certain brands of candles when burned with an "untrimmed" wick will produce a noticeable amount of soot. This black residue will be noticeable on the walls, ceiling, and cold air returns. Damage from this condition is not warranted.

15. **Merillat Cabinets**

A. Wood Cabinet Finish Variations

All wood in any finish will exhibit color changes when exposed to light. All wood cabinets are constructed using different pieces of wood, and each piece will differ in color as well as change color in different ways. This color change is caused by variations in the minerals and acids from the soil and other conditions created by the growth environment of a tree. There variations in graining and color are characteristics of a natural wood cabinet and are not considered defects. Wood has these variations, and these variations are not covered by the Warranty.

B. IMPORTANT!!

To maintain your cabinets, check the caulking around sinks and backsplashes to prevent water damage to the cabinets. Use silicone spray lubricant periodically on drawers and hinges to improve operation. Follow the manufacturer's recommendations to clean and polish the cabinets once or twice a year. Clean spills immediately. Use a clean cloth and soapy water. Wipe the cabinets dry after cleaning. Avoid excessive moisture on wood cabinets. Use a mild soap and warm water to clean cabinet hardware, such as doorknobs, and drawer pulls. Dry hardware with a soft cloth. Don't use detergents, soap pads, steel wool, paste wax, or polishes that contain silicone on your wood cabinets. An opening between the rail and stile in a joint will occur as wood expands and contracts, leaving doors and drawers appearing warped. Both of above situations occur as the wood is expanding and contracting as well as the house itself settling. Cabinets should go through the full 4 seasons to allow these conditions to stabilize. Cabinet doors and drawer fronts should not warp if proper levels of humidity have been maintained in the home. Both cabinet doors and drawers have adjustments to keep them operating properly.

16. Kitchen Laminate Tops

Laminate is generally a carefree surface, although it is subject to extreme heat, chipping, and scratching. Damage not discovered at the walk thru and identified on a punch list approved the The Guarantee Group, L.L.C. will not be covered under warranty. Abrasive cleaners or cleaners with bleach should not be used in cleaning or stain removal as they can leave small "bleached" spots on the surfaces.

17. Floor Coverings

Carpeting:

Your carpet is stain-resistant and may have semi-trackless qualities. Therefore, care and cleaning of carpeting, in the proper manner, is essential to prolonging its life and appearance. Leading manufacturers recommend daily vacuuming in any traffic area to help prolong the life of your carpet. We strongly suggest you contact Carpet Plus in Grand Island, NE if you have any questions as to the maintenance of your carpeting.

A. Carpeting Loose or Wrinkled

The Steffen Floor Covering (308) 380-0029, for a period of one year, will re-stretch or re-secure wall-to-wall carpeting that has detached or loosened from the point of attachment.

B. Gaps in Carpet Seams

The Steffen Floor Covering (308) 380-0029, for a period of one year, will repair gaps in carpet seams that are readily visible from a standing position.

C. **Carpet Spots and Fading**

In cases where fading, staining, or discoloration in the carpet occurs because of a carpet defect, the manufacturer's warranty will apply.

Care should be taken in selecting a carpet cleaning service, when it becomes necessary, because these different fibers require very specific cleaning instructions. We recommend a "spot" cleaner for your carpet – consult with Carpet Plus for additional information.

Vinyl Floors:

To be sure you'll enjoy your floor for many years, the following care tips will help keep your floor looking its best. We recommend you do not use "soap-based" detergents, abrasive cleaners, or "mop and shine" products. Use of these products may leave a dull film on your floor. We recommend a rinse-free product – "Mannington Rinse Free Cleaner" available from any home improvement center. We recommend plywood panels to protect the floor from scuffing and tears when moving furniture and appliances. Avoid wearing spiked heels on your vinyl floor. Heels can exert concentrated loads enough to dent the underlayment under the vinyl floor. Your vinyl could become yellowed from common items such as ketchup, mustard, hair dye, shoe polish, plant fertilizer, pets, and more obvious, colored markers. Irreparable damage may be caused by rubber or latex backed rugs or mats. They can cause your vinyl to discolor, usually leaving a yellow "stain". Stain removal questions should be directed to your installer. Vinyl floor brochures are available upon request from Carpet Plus should you have questions beyond what has been covered above.

IMPORTANT!! Heavy objects, such as appliances, should not be dragged or slid across vinyl tile surfaces as they may cause damage to the flooring. Damage to floor coverings caused by such actions is not covered under the Warranty.

18. **Locks and Doors**

If a door knob becomes loose tighten the two screws for a proper fit. Don't over tighten the screws, doing so will strip the threads. To unlock the privacy locks you simply inset the key into the key hole until you can turn the door knob. With seasonal changes doors could start to rub the jams. This problem should correct itself during the first year. Doors should not be cleaned with any chemical cleaners which could remove the finish.

19. **Electrical**

Circuit Breakers:

The wiring in your home is designed to meet building codes and safety standards. Circuit breakers are the safety devised of your electrical system. If a circuit breaker trips, it may not trip all the way in the panel. To reset it, it must be turned off and then turned back on.

Some common causes of trip are:

- 1) Too many appliances plugged into one circuit.
- 2) Short circuit from defective fixture, switch, plug, or extension cord.
- 3) A defect in an appliance or motor.
- 4) If a circuit continues to trip, call Sir Electric at 308-382-3591

Protected Outlets:

To prevent injury, your bath, kitchen, exterior outlets, sump pumps, garage door opener outlet and garage outlets are on circuits that shut off when grounded. To reset these outlets, push the Re-Set button on the appropriate outlet. The device is so sensitive any badwiring on an appliance will trip the outlet. Frequently test these outlets by pressing the “Test” button, which should in turn trip the “Re-Set” button. Freezers or refrigerators should not be plugged into the protected outlets. Please note locations of protected outlets and how to reset them during your walk-through orientation.

Bedroom Electrical Circuits:

An Arc Fault Circuit Protector protects all outlets in the bedrooms. Check electrical panel to reset arc fault breakers (move to off position and then proceed to on). If the breaker continues to trip, check all cords and plugs for damage.

Light Fixtures and Fans:

Light fixtures should not be removed by anyone other than a competent electrician. Don't tighten screws holding globes too tightly (loosen one turn) as the heat from the light can expand the glass and crack the globe. Ceiling fans, if added at a later date, should not be mounted to a plastic electrical box due to vibrations; therefore, a reinforced mounting system should be used.

Telephone Wiring:

Telephone wiring is provided in the most common locations in your home. The interface wiring is provided for the phone company and you may need to confirm this when ordering your phone hookup.

A. Fuses Blow or Circuit Breakers Trip

Fuses should not be blown and circuit breakers should not be tripped under normal use. Sir Electric, for a period of one year, will correct circuit breakers that trip excessively under normal use.

B. Electrical Outlets, Switches or Fixtures Malfunction

Sir Electric, for a period of one year, will correct outlets, switches, or fixtures that malfunction. In situations where lights dim and flicker, please note that voltage entering the home is controlled by the local utility transmission service and may fluctuate based on variances in power generation and useage.

C. Ground Fault Circuit Interrupter (GFCI) Trips Frequently

Ground fault circuit interrupters are safety devises installed as part of the electrical system to provide protection against electrical shock. These sensitive devices detect potentially dangerous “ground faults” in small appliance and extension cords. Sir Electric, for a period of one year, will replace any failed GFCI device that fails to reset. The Homeowner is responsible for repairing any device that causes the GFCI to trip.

D. Testing GFCIs

A faulty GFCI can result in serious harm to you and your family if an accident occurs. Test each GFCI outlet once a month by following these steps:

- 1) Push the TEST button on the GFCI outlet. The GFCI should trip, resulting in power loss to the outlet,
- 2) Resent the GFCI, which should restore power to the outlet.
- 3) If the GFCI doesn't reset, try using a can of compressed air to blow out any excess dust. If it still doesn't reset or it doesn't trip, have it replaced by a professional electrician. (Sir Electric at 308-382-3591).

E. Ceiling Fan Vibrates

Sir Electric will install ceiling fans in accordance with the manufacturer's specifications, including blade balances. Sir Electric will repair any defect due to installation for a period of one year. Some minor fan wobble cannot be eliminated; therefore, complete elimination of fan wobble is not covered by the Warranty.

F. Communication Wiring

All wire and device functions are intended to maintain their integrity for a period of one year. This include the phone cable and the service panel. Anny additions or alterations to the communication wiring and/or problems resulting from negligence and lighting fixture wiring are not covered by the Warranty.

20. **Comfort Control**

The heating and air condition system in your new home is designed to give you many years of trouble-free service. As with any mechanical system, yearly service and maintenance is highly recommended and can be arranged at your convenience by calling the heating contract Jerry's Sheetmetal 308-384-2881. To ensure optimum efficiency from your system, it is suggested that the filters be replaced every month. Not changing the furnace filters could damage the furnace system or not allow it to perform to it optimum efficiency. Remove the furnace filter cover to replace the filter. Filters can be purchased from any home improvement store or most hardware stores. All motors in your system utilize sealed bearings and as such, require no oiling. It is advisable to test your heating and cooling system before the weather gets extremely cold or hot. While your furnace can be operated at any time, you must not turn on your air conditioner until the outdoor temperature has been at or above 65 degrees. Under no circumstances should you operate your air conditioner in the winter or during cold periods. Remember to treat your new heating and air conditioning system as you would any new mechanical devise, such as a car. Regular servicing will assure you yours of trouble-free operation.

A. **Cooling System**

In cases where the cooling system is not working property, Jerry's Sheetmetal, for a period of one year, will take corrective action at no charge.

B. **IMPORTANT!!**

Air filters are required to be changed monthly to maintain indoor air quality, comfort, and airflow, and to prevent premature failure of heating, cooling, and ventilation equipment. To ensure proper operations of the HVAC system, Homeowners should avoid blocking air intake and discharge vents.

C. **Heating System**

In cases where the heating system is not working properly, Jerry's Sheetmetal, for a period of one year, will take corrective action at no charge.

The heating and cooling system should meet the Performance Standards described below:

The cooling system should maintain an interior temperature of 78 degrees or lower when outdoor temperatures do not exceed 95 degrees. When outdoor temperatures exceed 95 degrees, the cooling system should maintain an indoor temperature that is at least 20 degrees below the outdoor temperature.

The heating system should be capable of producing an indoor temperature of 70 degrees.

Temperature variations between rooms and between floors should not exceed 4 degrees. All temperatures should be measured from 5 feet above the floor in the center of the room.

D. Condensation Line Clogs

The Homeowner is responsible for annual cleaning of the condensation lines that extend from the air conditioning coil. Under the Warranty, Jerry's Sheetmetal, for a period of one year, will correct condensation lines that clog.

E. IMPORTANT!!

To prevent condensate lines from becoming clogged, Homeowners should follow the manufacturer's instruction for maintenance and keep mulch, leaves, and other debris away from condensate lines outflow. As part of regular HVAC maintenance, the condensate lines and evaporator coil should be inspected by a professional HVAC contractor, Jerry's Sheetmetal at 308-384-2881.

F. Refrigerant Line Leaks

Jerry's Sheetmetal, for a period of one year, will repair refrigerant lines that leak during normal operation and recharge the air conditioning unit.

G. Ductwork Noise

When metal is heated and cooled, it expands and contracts. The resulting "ticking" or "crackling" sounds cannot be avoided. A booming noise caused by sheet metal billowing in or out ("oil canning") will be repaired by Jerry's Sheetmetal for a period of one year.

H. Vibration From Heating or Cooling Equipment

It is normal for heating and air conditioning equipment to generate some noise and vibrations. Under the Warranty, no corrective action is required.

I. Metal Rattling at Registers, Grilles, or Ducts

Air moving through registers, grilles, and ducts makes noise and is normal. Duct systems are not designed to be noise-free. However, metal rattling from the registers, grilles, or ducts is not normal and will be repaired by Jerry's Sheetmetal for a period of one year.

J. Ductwork Separated or Detached

Jerry's Sheetmetal, for a period of one year, will reattached any separated or detached ductwork not caused by the Homeowner.

21. Troubleshooting

Heating:

If you have no heat, perform the following system checks:

- 1) Go to the thermostate and make sure the “Heat-Off-Cool” selector switch is set to “Heat”.
- 2) Make sure the temperature dial is set high enough to call for heat.

If you still have not heat, turn on the fan selector switch on the thermostat to the “On” position. If the furnace fan comes on and you can feel air blowing out of the registers but still have no heat, call Jerry’s Sheetmetal at 308-384-2881.

If the furnace fan does not come on, perform the following system checks:

- 1) Make sure the circuit breaker at the electrical panel is “On”, reset if necessary
- 2) Make sure the electrical switch on the side of the furnace is in the “On” position.
- 3) Open the small, square, metal box cover beside the electrical switch and check the screw-in fuse located beneath. If the fuse appear burned, replace with an identical fuse.
- 4) Make sure the lower of the two furnace doors is properly installed. If the lower compartment door is loose or improperly installed, the door interlock safety switch will shut off all power to the furnace.

Air Conditioning:

If you have no cooling and your furnace worked properly in the heating mode, perform the following system checks:

- 1) Go to the thermostat and make sure the “Heat-Off-Cool” selector switch is set to “Cool”.
- 2) Make sure the thermostat is set low enough to call for cooling.
- 3) Make sure the circuit breaker at the electrical disconnect switch in in the “On” position, reset if necessary.
- 4) Make sure the outside electrical disconnect switch is in the “On” position and the wiring is connected between the disconnect and the unit.

- 5) If the indoor furnace fan runs and you have no cooling, check to see if the fan is running in the outside condensing unit.
- 6) If the condenser fan is not running, call Jerry's Sheetmetal at 308-384-2881.
- 7) If the condenser fan is running and you still have no cooling, call Jerry's Sheetmetal at 308-384-2881.

22. **Humidity**

Homeowner may install a humidifier at their expense. Please call Jerry's Sheetmetal for information at 308-384-2881.

Reasonable levels of humidity in your home are healthy for your, but high levels are unhealthy for your home. If you see moisture on your windows, the humidity level is too high. Any similar cold surfaces (attic & basement walls) in your home will condense to form moisture or frost.

The following actions will help control the humidity level:

- 1) Turn your furnace fan to "on" (which will run continuous) if the outside temp is below 32 degrees.
- 2) Run your bath fans during and up to 30 minutes after a bath or shower.
- 3) Raise your blinds 1 – 2 inches up off the bottom to allow air to circulate.
- 4) Inspect your dryer vent exhaust flap to make sure lint is not interfering with the vent.
- 5) If the moisture continues on the windows, you may have to run a de-humidifier to reduce your humidity to a reasonable level.

If you use a humidifier, it should be set at 25 to 30% humidity.

23. **Plumbing**

A. **Fixtures**

The plumbing fixtures provided with your home are intended to give you lasting beauty under normal care and precautions. The porcelain finish of your fixtures, including the lavatories, will chip or scratch from contact with hard or sharp objects. Toilet seats could also chip or crack if dropped. Use discretion when flushing or prevent matter being thrown into the toilet bowls that will clog the traps within the stool.

B. Water Supply

It's important you know where and how to shut off the water supply coming into your home. Be sure you verify this procedure during the walk-through orientation of your home.

C. Faucets

Moen faucet information and warranties can be located under Manufacturer's Warranties.

D. Stools

As of January 1, 1994, all stools manufactured will not exceed 1.6 gallons of water per flush. We suggest you keep a plunger handy should any excess paper interfere with the flushing process. Should you encounter a plugged stool, anything determined to be other than construction debris would not be covered under warranty, and therefore a service call will be charged to you.

E. Tub and Showers

See owner's manual.

F. Water Heater

You can save energy by dialing back the temperature setting on your water heater. A normal setting is at or near "warm". Consult your water heater manual for recommended minimum temperature setting. Water heaters normally collect small quantities of scale and sediment. This can easily be removed periodically by draining the tank through the valve at the bottom of the tank.

G. Water in Pipe Freezes

Faucets will break if hoses are left attached in freezing weather, and water sprinkler lines will freeze if not properly draining at season end and are not warranted. The Homeowner is responsible for maintaining the house temperature at a minimum of 65 degrees F during cold weather and draining exterior pipes and faucets for protection.

H. Plumbing Leaks

In the event that water leaks are found in any supply lines, drain lines, piping faucets, bathtubs, or showers that will cause damage to the home if not corrected, Manfull Plumbing, for a period of one year, will repair as necessary. Exterior piping and undrained exterior water faucets are not covered under the Warranty. Exterior faucets will break if hoses are left attached in freezing weather, and are not warranted. The maintenance of caulking and grout to prevent leaks is considered part

of routine Homeowner maintenance and is not covered by the Warranty. Leaks at toilet wax rings will be repaired for one year by Manfull Plumbing due to the potential for toilet movement during normal use.

24. Disposal

Proper care of garbage disposal is to include PLENTY of cold water during and after each use. Should the unit jam, there are several steps to follow:

- 1) **WITH THE SWITCH OFF**, check for any ungrindable material inside the unit.
- 2) Press the reset button and try to run the unit.
- 3) If it still does not move, **WITH THE SWITCH OFF**, insert the provided disposal wrench into the bottom of the disposal and free the blades. With the disposal wrench removed, again press the reset button and then the switch should start the unit.

25. Outside Faucets

Important!!: Remove hoses from outside faucets prior to freezing temperatures to avoid frozen pipes and damage to your home. **Frozen sillcocks will not be covered under warranty.**

Equally Important!!: Remove “Y” or “splitter” from outside faucets before freezing temperatures to allow them to drain and thus prevent frozen pipes and damage to you home.

26. Appliances

Your dishwasher is designed to give you many years of trouble-free service. A manual is provided at the orientation for care and maintenance. A separate shut-off valve is located under the kitchen sink for service convenience. We recommend Jet Dry be used to enhance spot-free drying.

As with all your appliances, however, if maintenance should be required within the manufacturer’s warranty period, contact Ken’s Appliance at 308-382-6112 to schedule an appointment with a certified GE technician. The Guarantee Group, L.L.C. employees are not trained or certified to work on GE appliances.

A. **Chipped or Scratched Appliances**

Scratches or chipped finishes on porcelain, glass or other surfaces on kitchen appliances are not covered by the Warranty. Contact Ken’s Appliance at 308-382-6112, if this applies to your appliances.

Warranty for 1 year: provided by General Electric call Ken’s Appliance at 308-382-6112 to schedule Warranty work.

Seasonal Maintenance of Your Home

Spring:

- Service the a/c to make sure it's operational once outside temps hit 70.
- Test your smoke detectors, sump pump alarm and thermostat. Change out the batteries (two times a year).
- Check and repair/replace any caulking cracks or caulking voids around your home and paint as needed.
- Clean debris from downspouts and gutters.
- Check for roof damage from storms and repair as needed.
- Check for sink holes and other settlements around the yard and foundation of home and repair as needed.
- Be sure shrubs and trees are properly watered.
- Apply appropriate fertilizer and seed if needed.
- Service sprinkler system. Test all sprinkler heads for proper coverage and to ensure there is no spray onto the foundation or siding of the home.

Summer:

- Test your smoke detectors.
- Check for sink holes and other settlements around the yard and foundation of your home and repair as needed.
- Apply appropriate fertilizer.
- Adjust watering with the temperature changes.

Fall:

- Clean debris from downspouts and gutters.
- Apply appropriate fertilizer and seed if needed.
- Check for sink holes and other settlements around the yard and foundation of your home. Repair as needed.
- Service your furnace to make sure it's operational before it gets cold enough outside to need it.

- Test your smoke detectors, sump pump alarm and thermostat. Change out the batteries (two times a year).
- Disconnect all connections from the outside water faucets prior to freezing temperature to avoid freezing any of the pipes and damage to the home.
- Winterize sprinkler system.
- Check the seals in your windows, overhead garage door, entry doors, etc. for any that need replaced or repaired.

Winter:

- Test your smoke detectors.
- When walks and driveways become iced over or snow packed, spread sand to help friend and family members avoid slipping. **DO NOT USE SALT OR CHEMICAL DE-ICERS!!!** These products will damage your concrete and void any warranty.