

Caring For Your
AMERICAN LEGEND HOME

AIR CONDITIONING MAINTENANCE

Since the air conditioning system is combined with the heating system, the maintenance suggested for your furnace should be followed. In addition, the manufacturer's use and care booklet specifies maintenance for the "condenser" unit. This should be reviewed and followed. Refer to your Warranty Service Request form for the service provider.

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. These hints and suggestions are provided to help you maximize your air conditioning system.

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 which produces cooler air. The air conditioning system involves everything inside your home including, for example, drapes and window coverings.

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.

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 when the temperature has reached 90 degrees, and set your thermostat to 75 degrees, the unit will begin cooling, but will take much longer to reach the desired temperature because during the day the sun has been heating the air in the house, the walls, the carpet, and the furniture.

At 5:30 p.m. the air conditioning unit starts cooling the air, but the walls, carpet, and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.

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 degrees will NOT cool the home any faster and can result in the system "freezing up" and not performing at all. Extended use under these conditions can damage the unit.

Adjust Vents

You will find it advantageous to adjust the cooling vents to maximize air flow to occupied parts of the home. (Likewise, when the seasons change, it will probably be necessary to adjust them for comfortable heating.)

Filter

Remember to change, clean, or check the air conditioning filter monthly. A clogged filter can slow airflow and cause uneven airflow 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 air conditioner care. Buy filters in large quantity for the sake of convenience.

Compressor Level

It is important to maintain the A/C compressor in a level position. Do not place any landscaping material that would restrict airflow around the compressor.

Condensate Line

The primary condensate line allows condensate to drain from the air conditioning system. Should the primary condensate line become clogged, and the secondary line begins to drip, contact a professional to service it immediately.

Annual Inspection

To keep your air conditioning/heating system operating at maximum efficiency, you should have it checked and serviced by a professional at least once a year.

ANTIQUÉ/POLISHED BRASS MAINTENANCE

Polished brass fixtures are factory treated with a clear protective coating to provide beauty and durability. However this coating has limitations and will eventually deteriorate. This is not a defect but a normal process, which is unavoidable. Antiques brass is manufactured to appear “weathered”; therefore, the effects of aging will be less visible than that of polished brass fixtures.

Both polished brass and antique brass fixtures will experience tarnishing as the natural oxidation of contact with air and moisture. This oxidation is visible as dark spots on the surface of your brass fixtures. To prevent premature tarnishing, manufacturers recommend polishing your fixtures with a light coat of wax as soon as possible after installation. A non-abrasive furniture or automotive wax works well for this purpose. (Be sure that the wax you use is also non-solvent, non-acidic and non-alcoholic.) When the wax has dried, wipe the fixture in a circular motion, using a soft clean cloth.

Clear furniture polish may be applied every other month to maintain a “shine” on polished brass. To maintain a good finish, you should wax antique brass fixtures once each year and polished brass fixtures twice each year.

If you wish to clean your brass fixtures periodically, be sure to use a NON-ABRASIVE cleanser. Household cleaners that contain abrasives, ammonia, bleaches, or chemical solvents will rapidly deteriorate the finish. Initial care for these products requires only a periodic cleaning with mild, non-abrasive soap and buffing with a soft cloth. When peeling, spotting or discoloration occurs, you can restore the beauty of the metal by completely removing the remaining coating and hand polishing the item with a suitable brass polish. Applying a light coat of wax and buffing with a soft cloth will renew and maintain the gloss of the brass surface. If discoloration reappears, repeat the cleaning, polishing and waxing process.

To protect your brass fixtures from tarnishing, as well as other damages, keep any sharp or metal objects, masking tape, adhesives and abrasive or chemical cleaners away from brass hardware. Always remove any brass fixtures before painting. Wet paint can cause tarnishing. Be sure that all paint is completely dry and cured before reinstalling the hardware.

ATTIC ACCESS

The attic space is not intended for storage. Access is provided for the purpose of maintaining mechanical equipment that may traverse the attic space. When performing any needed tasks in the attic, caution should be used not to step off wood members onto the drywall. This can result in personal injury or damage to the ceiling below.

BRICK MAINTENANCE

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

CABINETS MAINTENANCE

Products such as lemon oil, Liquid Gold and Old English Furniture Polish and Scratch Cover are recommended to care for cabinets. Follow container directions; do not use more than once a month to protect against excessive build-up. Avoid paraffin-based spray waxes or washing cabinets with water, as both will damage the luster of the finish.

Hinge

If hinges catch, or drawer glides become sluggish, a small amount of lubricant will improve their action.

Color, Style

Your color selection sheets are your record of the style and color of cabinets in your home.

CAULKING MAINTENANCE

Time and weather will shrink caulking and dry it out so that it no longer provides a good seal against moisture and air infiltration. As a matter of routine maintenance, it is wise to check the caulking and make repairs as needed. A tube of caulking is provided in your paint touch-up kit. Caulking compounds and dispenser guns are available at hardware stores.

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.

Acrylic/Latex Caulk

Acrylic/Latex caulking is appropriate for an area that requires painting, for example, where a countertop backsplash meets the wall.

Colored Caulk

Colored caulking is available where larger selections are provided.

CEILING FANS MAINTENANCE

Ceiling fans will give you extended, trouble-free service if a small amount of maintenance is performed. All ceiling fans are installed by screwing a threaded part of the extension into the fan housing. A set screw can become loose causing the housing to unscrew and the fan to fall. Periodic tightening of the set screw will prevent this problem.

CERAMIC TILE MAINTENANCE

Cleaning

The ceramic tile installed on walls or countertops in your home may be washed with any non-abrasive soap or detergent; abrasive cleaners will dull the finish. This includes mild abrasive liquid cleaners.

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. If this occurs, the best remedy is to purchase "tub caulk" or premixed grout from a hardware store. Follow directions on the container. This maintenance is important to protect the underlying surface from water damage.

Sealing grout is a Homeowner option and responsibility.

CONCRETE MAINTENANCE

All concrete in you home has been installed in accordance with the recommendations of an engineer.

Foundation

The foundation of you home has been designed and installed in accordance with the recommendations of your consulting engineer.

It is a floating foundation and will rise and fall vertically with soil conditions. Some soils are highly expansive and may rise and fall vertically up to 6 inches from a dry condition to a moisture saturated condition.

It is important to maintain uniform moisture conditions in the soil around your home. If this is not done, one portion of your foundation will move more than other portions. This foundation will bend under such conditions. This generally does not damage the foundation, but the walls of brick and sheetrock will not bend with the foundation. Brick and sheetrock will show cracks under these conditions. Pleas read and follow the guidelines under "Grading/Drainage" and "Landscaping".

Even though the foundation has been designed by an engineer and constructed in accordance with engineering requirements, shrinkage cracks are a normal occurrence and not indicative of a slab failure.

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 in such a way that the water will get under the concrete. Seal any crack in control joints or surface areas immediately with a flexible gray colored sealant.

Cracks

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

Cracking in the concrete flatwork is often caused by temperature extremes. During the summer, moisture finds its way under the concrete along the edges, or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete, increasing or causing more cracking.

Expansion Joint

Expansion joints have been used to help control expansion; however, concrete is also susceptible to shrinking. If the concrete shrinks, moisture can penetrate under the concrete and lift the expansion. If this occurs, you can fill the gap created with a gray silicone sealant which can be purchased at most hardware stores.

Ice, Snow, and Chemicals

Remove ice and snow from concrete slabs as promptly as possible after snowstorms. Protect concrete from abuse by chemical agents such as pet urine, fertilizers, radiator overflow, repeating housings or de-icing agents, such as road salt that can drip from vehicles. All of these items can cause spalling of concrete. Repeated hosing is not recommended.

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, or if necessary, a scouring powder should be used.

Sweeping/Cleaning

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

Cleaning of the garage floor by hosing can cause settling, spalling and increase soil movement by allowing water to penetrate any existing cracks. Sweeping is the recommended method for keeping the garage clean.

Heavy Vehicles

Do not permit heavy vehicles such as moving vans or concrete trucks to drive on your concrete work. This concrete is not intended to bear the weight of this type of vehicle.

CONDENSATION MAINTENANCE

Condensation on interior surfaces such as 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 lifestyle. If your home includes a humidifier, closely observe manufacture's directions, especially during periods of cooler temperatures.

COUNTERTOPS MAINTENANCE

Heat

Always use a cutting board when cutting, chopping, etc. Protect the counter from extremely hot pans. If you cannot put your hand on it, do not put it on the counter. Do not use countertops as ironing boards or set cigarettes on counter edges.

Cleaners

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

Mats

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

Wax

Wax is not necessary, but can be used to make counters gleam.

Caulking

The caulking around the edge of your countertops and between the countertops and the sink may shrink, leaving a slight gap. Refer to "Caulking" for maintenance hints for this condition.

DOORS/LOCKS MAINTENANCE

The interior doors installed in your home are hollow core wood products and subject to the natural characteristics of wood such as shrinkage and warpage. Due to humidity changes and the use of forced air furnaces, showers and dishwashers, etc., interior doors may require minor adjustments.

Warping

In the event a door warps slightly, keep it latched as much as possible and it often will return to normal.

Sticking

The most common cause of a 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 attempt any adjustment or repair to 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.

Before using a plane on a door due to sticking, there are two other steps to try: first apply either a past wax, light coat of paraffin or candle wax to the sticking surface; or second, tighten the screws that hold the door jamb or door frame.

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 or WD40, as it can gum up.

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 raise or lower the plate accordingly.

Bi-fold Doors

Interior bi-fold doors will sometimes stick or warp due to weather conditions. Applying a wax such as paraffin to the tracks can minimize this inconvenience.

Slamming

Slamming doors can damage both doors and jambs, and can even cause cracking in walls. Do not hang on the doorknob and swing back and forth. This can work hardware loose and cause the door to sag.

Putty, caulk or filler can be used to fill any minor separations that may develop at mitered joints in door trim. Follow with painting.

Locks

Lubricate door locks with graphite or other waterproof lubricant. Avoid using oil or WD40, as it will gum up.

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 screw driver or similarly shaped device.

Exterior Finish

Stained exterior doors with varnish finishes tend to weather faster than a painted door. It is necessary to oil the finish with a wood preserver (such as Old English) monthly to preserve the varnish finish and prevent the door from drying and cracking.

It is also necessary to reseal you exterior doors every 6-12 months to protect the finish from the elements.

Weather-strip

Weather-stripping and/or any threshold supplied with exterior doors will occasionally require adjustment to maintain a good seal. This can easily be done by firmly running a screwdriver up and down the groove in the weather-stripping. A well-sealed door should be somewhat hard to open and close. A slight air crack around the door, however, is natural. A hard wind may cause the weather-strip to howl.

DRYWALL MAINTENANCE

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

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" which is available at paint and hardware stores. Apply two or three thick coats. When dry, sand the surface with fine grain sandpaper before painting. Indentations caused by sharp objects can be filled with spackle in the same manner. Hairline cracks can be repaired with a coat of paint; slightly larger cracks can be repaired with spackle or caulk.

ELECTRICAL MAINTENANCE

The master control panel that contains the electrical breakers for your home includes a "main" shut-off that controls all the electrical power to the house. In addition, individual breakers control the separate circuits. Be certain you are familiar with the location of the master control panel.

Electrical Service Entrances

The electrical service entrance, which provides power to the service panel, has been designated for the electrical needs of the house. Do not tamper with the cable.

Each breaker is marked to help you identify which breaker is connected to which major appliances, outlets, or other service. Should a failure occur in any part of your home, always check the breakers in the main panel box.

Breakers

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

Outlets

If an outlet is not working, check first to see if it is one that is controlled by a wall switch. Next, check the breaker.

Breaker-Tripping

Breakers often trip because too many appliances are plugged into a circuit causing an overload, worn cords or defective items are plugged into a circuit, or appliances with too high a voltage requirement are being used. The starting of an electric motor can also trip a breaker.

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.

GFCI

GFCI (Ground Fault Circuit Interrupter) receptacles have a built-in element which senses fluctuations in power. Quite simply, the GFCI is an indoor circuit breaker. Installation of the 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 GFCI breaker. Do not plug a refrigerator or food freezer into a GFCI controlled outlet; the likelihood of the contents being ruined is very high; such damage is NOT covered by the LIMITED WARRANTY.

Each GFCI receptacle has a test and reset button. Once each month the test button should be pressed. This will trip the circuit. To return service, press the reset button. If a GFCI breaker trips during normal use it may be an indication of a faulty appliance and some investigation is in order. An important point to remember is that each GFCI breaker can service several outlets.

Unused Outlets

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

Ground

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

Buzzing

Fluorescent fixtures use transformer action for operation. This action sometimes causes a buzzing.

Blinking/Dimming

Blinking or dimming lights are most likely due to temporary drop in voltage which is generally caused when a large appliance such as a refrigerator or air conditioning unit cycles on. This is a common occurrence and depending on the power company's demand the time of day, and may be more noticeable in some neighborhoods.

Underground Cables

In areas with underground utilities, before digging or moving large amounts of soil, check the location of buried service leads by calling your local utility company. 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.

Recessed Can Lights

All recessed can fixtures have a thermal cut off switch internally wired. If too much heat from the lamp is trapped inside, it will automatically shut off to prevent a hazard.

Modifications

Do not tamper with or add to your electrical system. For any modification that is needed, contract the electrician listed on your Emergency Phone Numbers sticker or another licensed electrician.

EXPANSION & CONTRACTION MAINTENANCE

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 seen in 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 may continue beyond that time. In most cases, paint and

caulking are all that is needed to conceal this minor evidence of a very natural phenomenon. Properly installed caulking will shrink and must be maintained by the homeowner.

EXTERIOR BRICK MAINTENANCE

No regular maintenance is required. Weep holes must be kept clear. Patching minor mortar cracks is not recommended. The patch is usually more noticeable than the crack.

FIREPLACE MAINTENANCE

Most of us feel a fireplace is an excellent way to create a warm, cozy atmosphere. However, without sufficient information, a homeowner's use of their fireplace can easily result in heat (and many dollars) being wasted. To help prevent that, consider the following facts and suggestions.

Gas Starters

In fireplaces which have gas starters, exercise caution when igniting the gas. It is best to light a piece of paper in the fireplace, and then open the gas control valve slightly to ignite the gas. After the gas is burning, open the valve to desired setting. When the wood has caught fire, turn the gas control off. Always make certain the damper is open before igniting the gas starter to avoid gas build up before ignition.

Combustion Air

Ordinarily the air used by the fireplace for combustion is replaced with cold outside air which is drawn in through cracks around doors and windows. However, your home is constructed so tightly that this does not happen. When applicable the fresh air vent has been installed to provide the fireplace with combustion air and help minimize the amount of heated air the fire draws from your house. Open this vent prior to starting the fire as you do the damper, or open a window for proper venting.

Damper

When not in use the damper and cold air vent should be closed. Leaving these open is equivalent to having a window open in the house. If the fire is still burning, but you are finished enjoying it, use glass doors (where provided) to prevent heated air from being drawn up the chimney until your damper can be closed. High winds and or cold temperatures sometimes push smoke and drafting problems into the home.

Glass Doors

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

Wood Fires

Your objective in building a fire should be a clean, steady, slow burning fire. Always begin with a small fire first to allow the components of the fireplace to heat up slowly. Failure to do so may damage the fireplace and can void the warranty.

Start the fire by using the gas log lighter. Any logs 6" in diameter or larger should be split.

Trash

Do not burn trash, manufactured or pine logs in the fireplace and never use any type of liquid fire starter.

Ashes

Old ashes and coals should be removed from under the grate when completely cool. A light layer is desirable as an insulator and will help reflect heat.

Chimney Cleaning

The timing on having your chimney cleaned will be determined by the way you use your fireplace and the type of wood you burn. A minimum of once per year is recommended. Heavy use with soft woods or improperly seasoned woods will result in the need for more frequent cleaning. Creosote and other wood-burning by-products accumulate inside the flues over a period of time. This build-up can be fire hazard. A qualified chimney sweep should be hired for this cleaning.

Spark Arrester

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

Direct Vent

American Legend Homes offers direct vent gas fireplaces with optional remote control. Your fireplace is checked during the Homeowner Orientation to confirm it is operational. Be aware of a delay between turning the switch on a flame ignition. The flames should ignite gently and silently. Read and follow any manufacturer directions.

The exterior exhaust vent from gas fireplaces will be very hot when the fireplace has been used.

If you notice any deviation in this or any gas smell, shut the switch off immediately and report it.

FLOOR COVERING MAINTENANCE

Refer to the manufacturer's recommendations for additional information on the care of all floor covering products.

Carpets

Vacuuming 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. Always dab at the stain; never rub it. Stain removers should be tested first on an out of the way area of the carpet, such as in a closet, to check for any undesirable effects. Professional cleaning should be performed regularly, usually annually.

Resilient Flooring Vinyl

Although resilient floors are designed for minimum care, they do vary in maintenance needs. All resilient floors require some regular application of good floor finish. This assures you of retaining a high gloss. However, no cleaning or finishing agent should be used on the new floor until the adhesive has set thoroughly. This takes about two weeks.

No-Wax

The resilient flooring installed in your home is the "no-wax" type. "No-wax" means it is coated with a clear, tough coating which provides both a shiny appearance and a wearing surface. Even this surface will scuff or mark. Follow any manufacturer's specific recommendations for care and cleaning of all you hard surface floors.

Scrubbing & Buffing

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

Moving Furniture

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.

Raised Nail Heads

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

Seam Lifting

Flooring of any type will shrink and seams may actually separate slightly due to this shrinkage.

Seams can lift or curl if excessive moisture is allowed on the floor. A special caulking can be used at tub or floor joints to seal seams at those locations.

Excessive Water

Precautionary measures should be taken to avoid getting water on the floor from baths and showers.

Yellowing

Be aware that yellowing and warping of the surface can result from rubber backing on area rugs or mats.

Hardwood Floors

Wood floors will respond noticeably to changes in humidity level in the home especially in the winter. A humidifier will help but will not completely eliminate this reaction.

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 any 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).

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

Spills

Food spills should be cleaned up in a timely manner using a very dry cloth.

Shoes

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

Mats

Use protective mats outside the exterior doors to help prevent sand and grit from getting on the floor. Gritty sand is wood flooring's worst enemy.

Yellowing and Warping

Be aware that yellowing and warping of the surface can result from solid rubber backing on area rugs or mats placed on wood floors.

Cleaning

Sweep on a daily basis or as needed. Do not mop with water.

Ceramic Tile

This is one of the easiest of the floor coverings to care for, simply vacuum when needed.

Cleaning

Occasionally a wet mopping with warm water may be appropriate. Do not add detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals (they will not result in a heavy, difficult to remove latex on the grout). Rinse thoroughly.

Grout 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 which can be purchased from flooring or hardwood stores. Follow package directions.

Grout Discoloration

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

Marble

Marble is a natural, porous and fragile product. Wipe up spills immediately and clean only with plain water. Scratches, chips and breakage can occur. Natural variations in color will be visible. Check with a marble distributor for additional information and plan on having marble refinished by a professional every two to three years.

GARAGE DOOR MAINTENANCE

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

Safety

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.

Lubricating Oil

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

Oil Drips on Cars

Do not over lubricate to prevent drips on cars or the concrete floor.

Waxing

Paraffin wax, rubbed on side jambs, will help the door to operate smoothly.

Sag

It is normal for the garage door to sag somewhat due to the weight and span. This will stabilize after the panels have dried.

Opener

If an electric door operator is installed, be sure the door is completely unlocked and pull down rope has been removed before using operator.

Painting

The garage door should be repainted when the home is repainted or more often if needed to maintain a satisfactory appearance.

Locking

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 the winter and make the lock more difficult to operate.

GRADING AND DRAINAGE MAINTENANCE

The final grades around your home have been inspected and approved for proper drainage of your lot and a drainage certification is done.

Final Survey

Inspections are made by the local building authorities as well as our builder.

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 WARRANTY. Pools and landscaping around the home must be installed to allow for positive drainage away from the house.

Alterations

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 warranty is void.

Roof Water

Do not remove the downspout and/or slash blocks extensions from under the downspouts. Keep these in place at all times, sloped so the water drains away from your home quickly.

Swale

Swales (drainage ditches) are provided to make certain water drains away from your home and off your lot to the street.

These Swales are often filled in by homeowners inadvertently or become filled by soil erosion or grass sodding.

It is your responsibility to maintain and keep positive drainage of water away from the foundation and allow no pooling of water on your lot. Failure to do this will cause expansion of soil around the foundation and brick or sheetrock cracks will occur.

GUTTERS AND DOWNSPOUTS, MAINTENANCE **(Where installed.)**

Cleaning

As a part of normal maintenance, the homeowner should keep gutters clear of debris which might clog them and cause them water to run over the downspouts. The homeowner should check gutters periodically to insure proper functioning; excess snow should be brushed off downspouts with a broom as soon as possible. Severe ice or snow build up can damage gutters.

Ladders

Do not lean ladders against gutters.

Leaks

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

HEATING SYSTEM MAINTENANCE

The heating system installed in your home will provide you with many years of comfort if given proper care and maintenance.

Furnished Home

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

Thermostat

The furnace will come on automatically when the temperature at the thermostat registers below the setting you have selected. Setting the thermostat to a higher temperature will not heat the home faster.

Thermostats are calibrated to within plus or minus five degrees.

Manufacturer Directions

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

Troubleshooting

One of the primary reasons that a 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 or on a separate switch on a roof brace at the top of the attic stair. This switch simply overrides all furnace commands

and manually shuts down the blower. This is usually only done when maintenance service is being performed. This switch can be inadvertently turned off and should be checked if the system is not working.

Filter

Remember to change or clean the filter every 30 days. A clogged filter can slow airflow and cause cold spots in your home. Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care. Buy filters in a large quantity for the sake of convenience.

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 interior rooms. This is a very individual matter and you will need to balance the system for your family.

Room Air Vents

For maximum comfort and efficient energy use, place furniture and draperies to allow obstructed air flow from registers and cold air returns.

Trial Run

Have a trial run early in the fall to test the furnace. (The same applies to A/C in the spring.) If service is needed, it is much less inconvenient to discover it prior to the heating season.

Temperature Variations

Normal temperature variations from floor to floor may occur (depending on the style of home). Variations can be as much as eight degrees 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.

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.

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.

Gas Odor

If you smell gas leave the house immediately and then call the gas company.

Ductwork Noise

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

Annual Inspection

To keep your air conditioning / heating system operating at the maximum efficiency you should have it checked and serviced by a professional serviceman at least once a year.

INSULATION MAINTENANCE

The effectiveness of blown 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 step on drywall ceilings. Personal injury or damage to drywall will result.)

LANDSCAPING MAINTENANCE

The foundation of your home is constructed beginning with an excavation into the earth.

Drought Conditions

In drought conditions, large cracks occur in the yard soil. This is contraction caused by lack of moisture. The soil beneath your foundation is protected from the sun's rays and retains its moisture. As a consequence, there is a tendency for your inner foundation to maintain its height level constant and your outside walls to fall in relation to the inner soil. It is important to water evenly, and not to excess, around your entire foundation to minimize the soil contraction and consequent foundation movement. The watering, when required, should be done every three to five days rather than heavy, less frequent watering.

Utility Lines

Settlement will not disturb your utility lines; however, you may see a slight depression develop in the front lawn along the line of the utility trench. To correct this, roll back the sod and spread topsoil underneath to level the area, then relay the sod.

Machine Planted Trees

Machine planted trees require plenty of water to establish their root system on the new location. During dry spells, thoroughly water trees 2 to 3 times per week.

Plants can be added around the perimeter of trees after the first year once the tree is established.

The homeowner is responsible for treatment for any insect infestation. Other concerns can be reported to American Legend Homes to have an inspection scheduled.

Plant Selection

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

Planning

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

Homeowners sometimes create unequal soil moisture conditions around the foundations by creating water traps. This can be done by concrete walks, borders, brick planter borders, metal flowerbed edging, all of which may create a water dam a short distance from the foundation. Such items, when used, should take into consideration the necessity of water draining positively away from the home.

Some homeowners plant heavily around patios with little or no planting on the west side of the yard. As a consequence, the soil around the patio may become a heavily watered area while the west side yard becomes a never watered area. This creates unequal soil expansion and the potential for foundation cracks.

Irrigation

Make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis. Conduct operational checks on a weekly basis to ensure proper performance of the system. Sprinkler heads should be directed away from the home.

ALWAYS MAINTAIN A PROPER SLOPE AWAY FROM YOUR HOME TO MAINTAIN EFFECTIVE DRAINAGE.

Apply appropriate fertilizer, weed and pest controls, etc., as needed for optimal growth. Investigate organic compounds for additional protection of the environment.

Bark/Rock Beds

Do not allow edging around decorative rock or bark beds to dam the free flow of water away from the home. A non-woven membrane, such as Typar or Mirafi, can be used between the soil and rock or bark to restrict weed growth while still permitting normal evaporation of ground moisture.

Additions

Plan the installation of patio additions of other permanent improvements carefully so that drainage is taken into consideration in the design or engineering of you addition.

Requirements

Check with your local building department prior to designing and installing any landscaping for any specific regulations you may be required to follow.

HOA

Be sure to check the homeowner association guidelines and/or requirements prior to additions or making changes in an established design.

Waiting to Landscape

Ground left unlandscaped too long will erode. Any erosion due to the homeowner's lack of timeliness in landscaping will not be American Legend Homes' responsibility to bring back to correct grade.

Shrubs

Shrubs should be watered at least once per week for the first six months, and if installation is made in the spring or summer, they should be watered every other day for three to four weeks.

Swale

Swale (drainage ditches) are provided to make certain water drains away from your home and off of your lot into the street.

These swales are often filled by homeowners inadvertently or become filled by soil erosion or grass sodding.

It is your responsibility to maintain and keep positive drainage of water away from the foundation and allow no pooling of water on your lot.

Failure to do this will cause unequal expansion of soil around the foundation, and brick or sheetrock cracks will occur.

MIRRORS MAINTENANCE

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

PAINT MAINTENANCE

The interior woodwork has been painted with enamel paint. These areas may be wiped down with a soft sponge and soapy water. The balance of the walls are painted with flat latex wall paint and should be touched up with matching paint rather than wiped with a wet sponge. DO NOT scrub the walls in your home as this removes both the texture and paint. Spackle may be used to cover any small defects prior to paint touch up. It is recommended that you wait a minimum of thirty days prior to washing any painted surface. Do not use soaps, abrasive cleaners, scouring pads, or brushes for everyday maintenance.

Touch-ups

When doing paint touch-ups, use a small brush, applying paint only to the damaged spot. Touch-ups may not match the surrounding area exactly, even if the same paint mix is used.

Repainting

When it is time to repaint a room, prepare the wall surfaces first by gently cleaning with a mild soap and water mixture or a reliable cleaning product. Applying excessive amounts of water to flat latex walls can remove texture.

Stain

For interior stain touch-ups, Old English Furniture Polish and Scratch Cover is inexpensive, easy to use, and blends with the wood grain. Follow directions on bottle when using.

Exterior

Regular painting and repair will add value to your home and preserve its beauty. Check the painted/stained surfaces of your home's exterior annually. If you repaint before there is much chipping or wearing away of the original finish, you will save the cost of extensive surface preparation. It is a wise maintenance policy to plan refinishing the exterior of your home approximately every three to five years or as often as your paint manufacturer suggests for your area and climate. The chemical structure of the paint used on the exterior is governed by the climate conditions. Over a period of time, this finish will fade and dull a bit. American Legend Homes is not responsible for mildew or mold.

Maintenance

When you wish to repaint the exterior woodwork on your home, nails should be reset and the blistered or peeling portions should be wire-brushed or scraped with a putty knife, sanded, and spotted with primer. Then the entire area can be painted. Be certain to apply a top quality exterior paint that has been formulated for local climate conditions.

Do not allow sprinklers to spray water on the exterior walls of your home. This will cause blistering, peeling, splintering, and other damage to the home. Trim painted white or light colors will more readily show grain and cracks and therefore requires additional maintenance.

Weather Damage

Hail and wind can cause a great deal of damage in a severe storm and the house should be inspected after such weather. Damage caused by severe weather should be reported to your insurance promptly.

Color names, numbers, and paint brands are noted on the color selection sheets.

PLUMBING MAINTENANCE

Sprinklers

A homeowner-installed sprinkler system is your responsibility. One installed by American Legend Homes is covered under the one-year warranty. (See SPRINKLER SYSTEM MAINTENANCE)

Freezing Pipes

Provided the home is heated at normal level, pipes should not freeze at temperatures above 25 degrees Fahrenheit. Heat should be set at 65 degrees if you are away during the winter months. If you will be away for an extended period of time, it is best to drain your water supply lines. This is done by shutting off the main supply line and opening the faucets to relieve pressure in the lines.

Open cabinets, let water drip, and cover exterior faucets in winter months. Please take these same precautions if the temperature drops below 25 degrees.

Garage doors should be kept closed to protect plumbing lines which may run through this area.

In unusually frigid weather or if you will be gone more than a day or two, open cabinet doors to allow warm air to circulate around pipes.

An ordinary hair dryer can be used to thaw pipes that are frozen. Never use an open flame. Should you have a broken pipe as a result of a freeze, please contact your insurance carrier, as this is non-warrantable.

Freeze Prevention on Unoccupied Home

If a light freeze is predicted (low 30's or high 20's), you should do the following:

1. Wrap all exterior pipes, hose bibs, and faucets with some type of insulation.
2. Turn off the water to the house.
3. Flush the commode.

If a hard freeze is predicted (mid 20's or below), you should take the above precautions and drain all the water lines, including the icemaker lines and hose bibs. Leave the water turned off until the temperatures rise above freezing.

If your pipes should freeze, turn your water off. When pipes freeze, they usually burst. When they thaw if the water is on, they will cause an enormous amount of damage to your home.

Provided the home is heated at a normal level, pipes should not freeze. Heat should be set 65 degrees if you are away during winter months. Garage doors should be kept closed to protect plumbing lines which may run through this area. Broken pipes are not warrantable.

Aerators

Even though your plumbing lines have been flushed out to remove dirt and foreign matter, there are usually small amounts of minerals that enter the line. Aerators on the faucets strain much of

this from your water. However, minerals, etc., caught in these aerators may cause the faucets to drip because washers wear more rapidly when they come in contact with foreign matter,

Laundry Tub

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

Care and Cleaning

Follow the manufacturer's directions for cleaning fixtures. A non-abrasive or a liquid detergent is usually recommended. Brass fixtures should be cared for with a good quality brass cleaner containing no ammonia, available at most hardware stores.

Porcelain

Porcelain enamel can be damaged by a sharp blow from a heavy object. It can also be scratched. Do not stand in the bathtub wearing shoes unless you have placed a protective layer of newspaper over the bottom of the tub. If paint is splattered onto the porcelain enamel surfaces during redecorating, it should be wiped up immediately. If some spots have dried before being noticed, use a recommended solvent.

Stainless Steel

Stainless sinks should be cleaned with soap and water to preserve their luster. Do not use abrasive cleaners; they will damage the finish.

Man-made "Marble"

Man-made "marble" possesses a natural resilience and will not chip as readily as will porcelain enamel. Equal care should be given, however. You should not use abrasive cleaner or razor blades on man-made marble since both will cause certain damage to the surface.

Fixtures

Clean plumbing fixtures with a soft sponge and soapy water, and then polish with a dry cloth. Drying with a soft cloth or towel will prevent water spots.

Toilet Seat Cover

Do not stand on the toilet seat cover. It is not designed for this purpose and may crack.

Tank Care

Similarly, avoid exposing the toilet to a blow from sharp or heavy objects; this can cause chipping or cracking. Avoid abnormal pressure against the sides of the tank. It is possible to crack the tank at the points where it is attached to the bowl. Use of "in tank" cleaners containing calcium hypochlorite (chlorine) will damage parts in the tank.

Copper Pipe

Copper pipe should be maintained by running water through each faucet for approximately one minute each week to minimize stagnation.

Low Pressure

It will occasionally be necessary to remove and clean the aerators on faucets to allow proper flow of water, normally every three to four months is sufficient.

Plumbing Leaks

If a major plumbing leak occurs the first step is to turn off the supply of water to the area involved. This may mean shutting off the water to the entire home. Then contact the plumbing contractor listed on your Warranty Request Form. If the carpet has become soaked, pull up the

carpet from the tack strip and remove the wet portion of the pad. Use an oscillating fan to dry the carpet. Arrange the carpet to allow air to circulate.

Running Toilet

Check the chain on the flush handle. If it is too tight it will prevent the rubber stopper at the bottom of the tank from sealing resulting in running water.

Tank Capacity

Water conservation regulations developed through federal standards have resulted in smaller capacity toilet tanks. They may require repeated flushing on occasion to empty the bowl of solid waste. Manufacturers recommend that you keep a plunger handy.

Clogs

Many plumbing clogs are caused from improper garbage disposal use. Always use plenty of cold water when running the disposal. This applies to grease also. Supplied with a steady flow of cold water, the grease congeals and is cut up by the blades. If you use hot water, the grease remains liquid, then cools and solidifies in the sewer line. Allow the water to run a minimum of 15 seconds after shutting off the disposal.

Clogged traps can usually be cleared with a plumber's helper (plunger). The use of chemical agents is not recommended.

The main cause of toilet clogs are various domestic items such as paper diapers, excessive amounts of toilet paper of the wrong type of paper, sanitary supplies, Q-tips, dental floss, children's toys, etc.

Water Heater

Carefully read the manufacturer's literature for your specific model of water heater.

Safety

The area around all water heaters should be vacuumed as needed. The top of all water heaters should never be used as a storage shelf. Do not store boxes etc., within three feet of a water heater.

Temperature

Set the water heater thermostat at the recommended setting. Higher settings waste energy and may cause bodily injury. Recommended thermostat settings for everyday use are "normal" on gas models and "140 degrees" on electronic models.

Pilot

Never light a gas pilot or turn on electricity when the heater tank is empty. Always turn off the gas or electric power before shutting off the cold water supply (located at the top of the tank).

To light the water heater pilot, first remove the cover panel on the tank to expose the pilot. Then rotate the on/off pilot knob to "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 gas to dissipate from the tank and repeat the entire process again. If it stays lit, rotate the on/off pilot knob to the "on" position.

Re-install the cover panel, and then adjust the temperature setting with the regulating knob on the front of the tank.

Water heaters sometime collect small quantities of dirty water and scale in the main gas lines which may put out the pilot light.

While away from the home for an extended period of time, set the temperature to its lowest point and leave the pilot light lit.

Condensation

Condensation inside your new water heater will in many cases cause a small drip onto the burner flame. This causes no harm and in most cases will disappear in a short period of time.

Drain Tank

Review and follow manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater.

This helps to prevent build-up of chemical deposits from the water and prolongs the life of the tank as well as saving energy dollars.

No Hot Water

If you discover you have no hot water, check the pilot, temperature setting, and water supply valve before calling for service. Refer to the manufacturer's literature for specific locations of these items and other troubleshooting information.

ROOF MAINTENANCE

Limit walking on your roof. The weight and movement will have a tendency to loosen and break the integrity of the roofing material which can in turn result in leakage. Never attempt to walk on the roof of your home when shingles are wet. They are extremely slippery.

Severe Weather

After severe storms, a visual inspection of the roof for damage is called for. Notify your homeowner insurance company if damage is noted.

Clean Gutters

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

Leaks

When a leak is noticed, try to detect the exact location. This will greatly simplify locating the area that requires repair when the roof is dry. Take the appropriate action to contain damage.

SMOKE DETECTORS MAINTENANCE

Read the manual from the manufacturer for information on the care of smoke detectors.

Cleaning

Once a year smoke detectors should be blown out to prevent a false alarm.

After cleaning, push the red button to test; the alarm should sound. For safety, it is important that these devices be kept clean and in good operating condition.

SPRINKLER SYSTEM MAINTENANCE **(Where installed.)**

If your new American Legend Home has a sprinkler system, the owner's manual should provide information as to setting and operating the controller/timer. However, if you have any additional questions about the system and the proper watering cycles for your area, please consult with your lawn sprinkler contractor. In addition, there are a few items of maintenance that you should be aware of.

Turning the adjustment screw on the very top of the head can control the flow of the water out of a sprinkler head. To decrease the flow, turn the screw clockwise. To increase the flow, turn the screw counter-clockwise.

Risers are the tall sprinkler heads located in the flower bed areas. The riser height may need to be adjusted periodically to allow for growth of plants.

The grass should be kept trimmed from around all valve boxes. This allows for easier access when servicing the system.

According to state law and building codes in most cities, your lawn sprinkler system must be equipped with a backflow prevention device. This device prevents your system from contaminating the public water supply. Your backflow protector will need to be periodically inspected to insure proper operation.

Freezing temperature can damage your sprinkler system. Please consult with your lawn sprinkler contractor to determine whether or not your system needs to be winterized.

STAIRS MAINTENANCE

There is no known method of installation that will prevent vibration in a staircase when used by adults. Often there will be a slight shrinkage where the stairs meet the wall. When this occurs, a thin bead of latex caulk can be applied and when dry, painted to match the wall.

VENTS MAINTENANCE

Building codes require attic ventilation through the roof or siding.

WINDOWS, SCREENS & PATIO DOORS MAINTENANCE

In heavy rains, water may collect in the bottom channel of window frames. Weep holes are provided to allow excess water to escape to the outside. Keep the bottom window channels and weep holes free of dirt and debris for proper operation.

Cleaning

Once a month, or as needed, clean aluminum metal surfaces of doors and windows with warm clean water. Do not use any powdered cleaner. After each cleaning, apply a silicone lubricant. TO maintain a pleasing appearance, apply a coat of wax.

Condensation

Condensation on the interior surfaces of the window frame is the result of a high humidity level within the home, and is largely influenced and controlled by your family's lifestyle.

Sticking Windows

Most sliding windows (both vertical and horizontal) are designed for a ten pound pull. If sticking occurs or excessive pressure is required to open or close, a silicone lubricant should be applied. This is available at hardware stores. Do not use a petroleum based material.

Door Tracks

Patio door tracks must be kept clean to allow smooth operation and prevent damage to the doorframe. Paraffin is a good lubricant for these tracks.

Door Locks

Sliding doors lock from the inside only; there is no key. Acquaint yourself with the operation of the door hardware for maximum security.

Invisible Glass

Under certain lighting conditions, door glass may be hard to see. If you keep the screen fully closed when the glass door is open, everyone will be accustomed to opening something before going through.

Broken Glass

If any panes of glass become broken, you should contact a glass company for re-glazing. Glass is very difficult to install without special tools. American Legend Homes is not responsible for broken windows after occupancy, unless they were noted on the Orientation list.

Broken windows and damaged screens noted on the Orientation list will be replaced.

Operation

Windows should operate with reasonable ease, and locks should perform as designed.

Infiltration

Some air and dust will infiltrate around windows (especially prior to the installation of landscaping in the general area).

WOOD TRIM MAINTENANCE

Separation of wood trim from the adjacent material is a normal result of shrinkage which can require caulking and/or touch up paint as a repair. It is a good idea to wait until after the first heating season, and then make all such repairs at one time.

Wood will shrink less lengthwise than across the grain. All lumber is more vulnerable to shrinkage during the heating season.

Shrinkage may cause a piece of trim to pull away from the wall. Drive another nail in close to the existing nail hole (but not in it). Fill the old nail hole with putty and touch up with paint as needed.

If the base shoe (small trim between base molding and the floor) appears to be lifting from the floor, this is probably due to slight shrinkage of the floor joist below. Similar to a piece of trim that is pulling away, this can be corrected by removing the old nails and re-nailing. It is best to wait until you are redecorating to do this.

(Homeowners who install humidifiers should closely observe manufacturer's directions, especially during extremely cold periods.) During a damp period, some swelling may occur. In most cases this will not be noticeable except where a door may fit more tightly than usual (see Door/Locks).

