

GOODIER HOMEBUYERS MANUAL

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Caring for Your Home

GOODIER BUILDERS has constructed your home with quality materials and the labor of experienced craftsmen. Before we use any material, it must meet our specifications for quality and durability. All work is done under our supervision to attain the best possible results for your investment.

A home is one of the last hand-built products left in the world. Once we have assembled the natural and manufactured materials, the components interact with each other and the environment. Although quality materials and workmanship have been used in your home, this does not mean that it will require no care or maintenance. A home, like an automobile, requires care and attention from day one. General homeowner maintenance is essential to providing a quality home for a lifetime.

Homeowner Use and Maintenance Guidelines

We are proud of the homes we build and the neighborhoods in which we build. We strive to create long-lasting value. This cannot be achieved unless you, as the homeowner, properly maintain your home and all of its components. Periodic maintenance is necessary because of normal wear and tear, the inherent characteristics of the materials used in your home, and the normal service required for mechanical systems. Natural fluctuations in temperature and humidity also affect your home.

Many times a minor adjustment or repair done immediately saves a more serious, time-consuming, and sometimes costly repair later. Note also that neglect of routine maintenance can void applicable limited warranty coverage on all or part of your home. By caring for your new home attentively, your enjoyment is ensured for years to come. The attention provided by each homeowner contributes significantly to the overall desirability of the community.

We recognize that it is impossible to anticipate and describe every attention needed for good home care, but we have covered many important details. The subjects covered include components of homes we build, listed in alphabetical order. Each topic includes suggestions for use and maintenance followed by GOODIER BUILDERS limited warranty guidelines. This manual was created for use in various communities and may discuss some components that are not present in your home.

Please take time to read the literature provided by the manufacturers of consumer products and other items in your home. The information contained in that material is not repeated here. Although much of the information may be familiar to you, some points may differ significantly from homes you have had in the past.

We make every effort to keep our information current and accurate. However, if any detail in our discussion conflicts with the manufacturer's recommendations, you should follow the manufacturer's recommendations. Activate specific manufacturer's warranties by completing and mailing any registration cards included with their materials. In some cases, manufacturer's

warranties may extend beyond the first year and it is in your best interest to be apprised of such coverages.

GOODIER BUILDERS Limited Warranty Guidelines

While we strive to build a defect-free home, we are realistic enough to know that we may make mistakes or that something in the home may not perform as intended. When either occurs, we will make necessary corrections. In support of this commitment, GOODIER BUILDERS provides you with a limited warranty. In addition to the information contained in the limited warranty itself, this manual includes details about one-year material and workmanship standards. The purpose is to let you know what our quality standard is for the typical concerns that can come up in a new home. The manual describes our standards for each item and what we will do to remedy items that do not meet our standards.

Our criteria for qualifying warranty repairs are based on typical industry practices in our region and meet or exceed those practices for the components of your home. However, we reserve the right to exceed these guidelines if common sense or individual circumstances dictate, without being obligated to exceed all guidelines to a similar degree or for all homeowners.

You will receive the signed limited warranty document at your closing. We include a specimen copy at the end of this section for your review. Please read through this information, as well as the service procedures discussed below. If you have any questions regarding the standards or procedures, contact our office.

Reporting Procedures

All non-emergency service requests should be put in writing.

Our warranty service system is designed to accept written reports of non-emergency items. This provides you with the maximum protection and allows us to operate efficiently, thereby providing faster service to all homeowners. Emergency reports are the only reports accepted by phone.

Sixty-Day Report

In order for our service program to operate at maximum efficiency and for your own convenience, we suggest that you wait 60 days before submitting any warranty list. This allows

you sufficient time to become settled in your new home and to thoroughly examine all components.

Year-End Report

Near the end of the eleventh month of your materials and workmanship warranty, you may submit a year-end report. We will also be happy to discuss any maintenance questions you may have at that time.

Emergency Service

As defined by the limited warranty, "emergency" includes situations such as:

- Total loss of heat when the outside temperature is below 45 degrees F.
- Total loss of electricity. (Check with the utility company before reporting this circumstance to GOODIER BUILDERS or to the electrician.)
- Total loss of water. (Check with the water department to be certain the problem is not a general outage in the area.)
- Plumbing leak that requires the entire water supply to be shut off.
- Gas leak. (Contact your utility company, or contact the plumber if the leak is at the furnace or water heater supply lines.)

During business hours, call the GOODIER BUILDERS office: 410-997-7501

After hours, or on weekends or holidays, call the necessary trade contractor directly. Their phone numbers are listed on the Emergency Phone Numbers sheet you receive at orientation.

Other Warranty Service

If you wish to initiate non-emergency warranty service between the 60-day and year-end report, you are welcome to do so by sending in a [service request form](#) or writing a letter. We will handle these requests according to the same procedures that apply to the 60-day and year-end reports.

Kitchen Appliance Warranties

The manufacturers of kitchen appliances will work directly with you if any repairs are needed for these products. Customer service phone numbers are listed in the use and care materials for each appliance. Be prepared to provide the model and serial number of the item and the closing date on your home. Appliance warranties are generally for one year; refer to the literature provided by the manufacturer for complete information.

Service Processing Procedures

You can help us to serve you better by providing complete information, including:

- Name, address, and phone numbers where you can be reached during business hours and/or your e-mail address, if you may prefer to correspond by e-mail.
- A complete description of the problem, for example, "guest bath-cold water line leaks under sink," rather than "plumbing problem."

When we receive a warranty service request, we may contact you for an inspection appointment. Warranty inspection appointments are available Monday through Friday, 8:00 a.m. to 4:00 p.m. We inspect the items listed in your written request to confirm warranty coverage and determine appropriate action. Generally reported items fall into one of three categories:

- Trade contractor item
- In-house item
- Home maintenance item

If a trade contractor or an in-house employee is required to complete repairs, we issue a warranty work order and the repair technician contacts you to schedule the work. Warranty work appointments are available Monday through Friday, 8:00 a.m. to 4:00 p.m. We intend to complete warranty work orders within 15 workdays of the inspection unless you are unavailable for access. If a back-ordered part or similar circumstance causes a delay, we will let you know.

If the item is home maintenance, we will review the maintenance steps with you and offer whatever informational assistance we can. GOODIER BUILDERS does not provide routine home maintenance.

Reporting Warranty Items

The many details of warranty coverage can be confusing. We hope this chart will make reporting items easier. If you do not know whom to contact, call our office and we will guide you.

Appliances	Contact the manufacturer directly with model and serial number, closing date, and a description of problem.
Emergency	During business hours (Monday through Friday, 8:00 a.m. until 4:00 p.m.), call our main office. See the description of emergency situations . After business hours or on weekends or holidays, contact the trade or appropriate utility company directly using the emergency numbers you receive at your orientation.

Non-emergency Send your written list of items to our office. You can use the online [service request form](#) or you can request forms by calling our office:
10705 Charter Drive, Suite #320
Columbia, MD 21044
Office: 410-997-7501
Fax (410) 997-6305
Email: service@goodier.com

Storm damage or other natural disaster Contact your homeowner's insurance agent immediately. Contain damage as much as possible without endangering yourself. In extreme situations, photograph the damage.

Hours Office: Monday - Friday, 8:00 a.m. until 4:00 p.m.
Inspection appointments: Monday - Friday, 8:00 a.m. until 4:00 p.m.
Work appointments: Monday - Friday, 8:00 a.m. until 4:00 p.m.

Questions? Call the main office during normal business hours: 410-997-7501.

Air Conditioning

Homeowner Use and Maintenance Guidelines

Air conditioning can greatly enhance the comfort of your home, but if it is used improperly or inefficiently, wasted energy and frustration will result. These hints and suggestions are provided to help you maximize your air conditioning system.

Your air conditioning system is a whole-house system. The air conditioner unit is the mechanism that produces cooler air. The air conditioning system involves everything inside your home, including for example, drapes, blinds, and windows.

If you have a heat pump to heat some, or all, of your home, the same outside unit provides air conditioning. If your home is heated by gas, you have a compressor outside and an air conditioning coil over your furnace inside. *See also* [Heating System](#) and [Heat Pump](#).

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 should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows.

Time is very important 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 6 p.m. when the temperature has reached 90 degrees F and set your thermostat to 75 degrees, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the day, the sun has been heating not only the air in the house, but also the walls, the carpet, and the furniture. At 6 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.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain the cooler temperature. The temperature setting may then be lowered slightly when you arrive home, with better results. Once the system is operating, setting the thermostat at 60 degrees will not cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit. An automated setback thermostat will help you control the temperature in your home at different times during the day, automatically. If your home is equipped with one, you should familiarize yourself with its operation by reading the manufacturer's instructions.

Adjust Vents

Maximize airflow to occupied parts of your home by adjusting the vents. Likewise, when the seasons change, readjust them for comfortable heating.

Ceiling Fans

If you have ceiling fans, remember that the blades are designed to move air differently in different seasons. Consult the information provided with your fan.

Condensate Lines

Your air conditioning system has a line that discharges condensation. Condensate lines eventually clog under normal use. You are responsible to maintain this line, and keep it clear.

Compressor Level

Maintain the air conditioning compressor in a level position to prevent inefficient operation and damage to the equipment. Keep the unit free from obstructions, which may prevent the flow of air to and from the unit. Do not allow grass or leaves to collect around the unit. *See also* [Grading and Drainage](#).

Filter

Remember to change or clean the filter regularly. A clogged filter can slow the flow of air. *See also* [Heating System](#).

Humidifier

If a humidifier is installed on the furnace system, turn it off when you use the air conditioning; otherwise, the additional moisture can cause a freeze-up of the cooling system.

Manufacturer's Instructions

Since the air conditioning system is combined with the heating system, follow the maintenance instructions for your furnace. The manufacturer's manual specifies operating instructions, maintenance, and warranties, for the air conditioning system. Please review and follow these points carefully. We recommend that you have your heating and cooling system inspected and cleaned at least once a year by a professional serviceman.

Temperature Variations

Temperatures may vary from room to room by several degrees F. This is due to such variables as floor plan, orientation of the home on the lot, type and use of window coverings, and traffic through the home.

Troubleshooting

If your system should fail to operate, check the circuit breakers to be sure that they are set in the full "on" position. If necessary, reset the breaker(s). If the breaker should trip a second time, call your serviceman at the number listed on the Service Numbers sheet you receive at orientation.

GOODIER BUILDERS Limited Warranty Guidelines

The air conditioning system should maintain a temperature of 78 degrees F or a differential of 15 degrees from the outside temperature, measured in the center of each room at a height of five feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor GOODIER BUILDERS guarantee this.

Compressor

The air conditioning compressor must be in a level position to operate correctly. If it settles during the warranty period, GOODIER BUILDERS will correct this.

Coolant

The outside temperature must be 70 degrees F or higher for the contractor to add coolant to the system. If your home was completed during winter months, this charging of the system is unlikely to be complete and will need to be performed in the spring. **YOU WILL NEED TO CALL THE HEATING CONTRACTOR TO ARRANGE START UP OF YOUR UNITS.**

Non-emergency

Lack of air conditioning service is not an emergency. Heating and air conditioning contractors in our region respond to air conditioning service requests in the order received.

Please note that outside temperatures must be sufficiently high to start up and test your new air conditioning system for the first time. If you moved into your new home in the fall or winter months, you will need

to contact your heating contractor in the spring to schedule a time for the HVAC company to start up and test your system.

Alarm System

Homeowner Use and Maintenance Guidelines

If your home selections included pre-wiring for an alarm system, you will arrange for the final connection after your move-in. The alarm company will demonstrate the system and instruct you in its use. We recommend that you test the system each month.

GOODIER BUILDERS Limited Warranty Guidelines

GOODIER BUILDERS will correct wiring that does not perform as intended for the alarm system during the limited warranty period

Appliances

Homeowner Use and Maintenance Guidelines

Read and follow all manufacturers' instructions for the use and maintenance of each appliance in your home and keep the instructions available for reference.

Manufacturer's Service

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty. When reporting warranty items to the appliance manufacturer, be prepared to supply the following details:

- Date of purchase (your closing date)
- Serial and model numbers, found on a metal plate or sticker on the side or bottom of each appliance
- Description of the problem

Registration

Mail warranty registration cards directly to the manufacturer as soon as possible after you've settled.

GOODIER BUILDERS Limited Warranty Guidelines

We confirm that all appliance surfaces are in acceptable condition during your orientation. We assign all appliance warranties to you, effective on the date of closing. The appliance manufacturers warrant their products directly to you according to the terms and conditions of these written warranties.

Appliance Serial Numbers

For warranty service on an appliance, contact the appropriate manufacturer directly at the service number provided in the appliance literature. You will need to supply the model and serial number (usually located on a small metal plate or seal attached to the appliance in an inconspicuous location), and the date of purchase (your closing date).

For your convenience, you may want to print the [Appliance Service form](#) to record the manufacturer, serial and model numbers, and service phone number for all your appliances so that the information will be readily available when needed.

Asphalt

Homeowner Use and Maintenance Guidelines

Asphalt is a flexible and specialized surface. Like other materials in your home, it requires protection from things that can damage it. Over time, the effects of weather and earth movement will cause minor settling and cracking of asphalt. These are normal reactions to the elements and do not constitute improperly installed asphalt or defective material. Avoid using your driveway for one week after it is installed, by keeping people, bicycles, lawn mowers, and any other traffic off of it.

Chemical Spills

Asphalt is a petroleum product. Gasoline, oil, turpentine, and other solvent or petroleum products can dissolve or damage the surface. Wash such spills with soap and water, and then rinse them thoroughly with plain water.

Hot Weather

Avoid any concentrated or prolonged loads on your asphalt, particularly in hot weather. High-heeled shoes, motorcycle or bicycle kickstands, trailers, or even cars left in the same spot for long periods can create depressions or punctures in asphalt.

Nonresidential Traffic

Avoid nonresidential traffic such as heavy trucks on your driveway; it was designed for residential use only.

Seal Coating

Exposure to sunlight and other weather conditions will fade your driveway, allowing the surface gravel material to be more visible. This is a normal condition and not a material or structural problem. You do not need to treat the surface of your asphalt driveway. However, if you choose to treat it, wait a minimum of 12 months and use a dilute asphalt emulsion, rather than the more common coal tar sealant.

GOODIER BUILDERS Limited Warranty

We perform any asphalt repairs by overlay patching. GOODIER BUILDERS is not responsible for the inevitable differences in color between the patch and the original surface. Seal coating can eliminate this cosmetic condition and is your responsibility.

Alligator Cracking

If cracking that resembles the skin of an alligator develops under normal residential use, GOODIER BUILDERS will repair it. If improper use, such as heavy truck traffic, has caused the condition, repairs will be your responsibility.

Settling

Settling next to your garage floor of up to 1½ inches across the width of the driveway is normal. Settling or depressions elsewhere in the driveway of up to one inch in any eight-foot radius are considered normal. We will repair settling that exceeds these standards.

Thermal Cracking

Your driveway will exhibit thermal cracking, usually during the first 12 months. These cracks help your driveway adapt to heating and freezing cycles. Cracks should be evaluated in the hottest months-July or August. We will repair cracks that exceed ½ inch in width.

Attic Access

Homeowner Use and Maintenance Guidelines

The attic space is neither designed nor intended for storage. We provide access to this area for maintenance of mechanical equipment that may be located in the attic space. When you perform needed tasks in the attic, use caution and avoid stepping off wood members onto the drywall. This can result in personal injury or damage to the ceiling below. Your limited warranty does not cover such injury or damage.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS and the local building department inspect the attic before your closing to confirm that insulation has been correctly installed.

Brass Fixtures

Homeowner Use and Maintenance Guidelines

The manufacturer treats brass fixtures with a clear protective coating, electro-statically applied, to provide beauty and durability. This coating is not impervious to wear and tear. Atmospheric conditions, sunlight, caustic agents such as paints, and scratches from sharp objects can cause the protective coating to crack or peel, exposing the brass and resulting in spotting and discoloration. Normal handling, especially of locks and handsets, will result in the transference of body oils, which will also result in spotting and discoloration.

Cleaning

Initial care of these products requires only periodic cleaning with a mild, nonabrasive soap and buffing with a soft cloth.

Corrosion

Unless you have ordered solid brass fixtures, the brass on your fixtures is a coating on top of a base metal. Water having a high mineral content is corrosive to any brass-coated or solid.

Polish

When peeling, spotting, or discoloration occurs, you can sometimes 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 helps maintain the gloss.

Tarnish

Like sterling silver, brass will gradually tarnish and eventually take on an antique appearance.

GOODIER BUILDERS Limited Warranty

During the orientation we will confirm that brass fixtures are in acceptable condition. GOODIER BUILDERS does not warrant against corrosion damage to the external surfaces or internal workings of plumbing or electrical fixtures. This limitation includes solid brass or brass-coated fixtures.

Brick

Homeowner Use and Maintenance Guidelines

Brick is one of the most durable and lowest maintenance finishes for a home's exterior. A record of your brick color is included in your selection sheets.

Efflorescence

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

Tuck-Pointing

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

Weep Holes

You may notice small holes in the mortar along the lower row of bricks. These holes allow moisture that has accumulated behind the brick to escape. Do not fill these weep holes or permit landscaping materials to cover them.

GOODIER BUILDERS Limited Warranty

We check the brickwork during the orientation to confirm correct installation of designated materials.

Cracks

One time during the warranty period, we repair masonry cracks that are visible from 20 feet or that exceed ¼ inch.

Cabinets

Homeowner Use and Maintenance Guidelines

Your selection sheets are your record of the brand, style, and color of cabinets in your home. If you selected wood or wood veneer cabinets, expect differences in grain and color between and within the cabinet components due to natural variations in wood and the way it absorbs stain.

Cleaning

Products such as lemon oil or polishes that include scratch cover are suggested for wood cabinet care. Follow container directions. Use such products a maximum of once every 3 to 6 months to avoid excessive build-up. Avoid using paraffin-based spray waxes and washing cabinets with water, as both will damage the luster of the finish.

Hinges

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance. Do not use WD-40 as a lubricant, when it dries, graphite (a black powder) is left as a residue.

Moisture

Damage to cabinet surfaces and warping can result from operating appliances that generate large amounts of moisture (such as a crock pot) too near the cabinet. When operating such appliances, place them in a location that is not directly under a cabinet.

GOODIER BUILDERS Limited Warranty

During the orientation we will confirm that all cabinet parts are installed and that their surfaces are in acceptable condition.

Alignment

Doors, drawer fronts, and handles should be level and even. Cabinet faces more than 1/8-inch out of line and cabinet corners more than 3/16-inch out of line will be repaired. Additional minor adjustments may be required; these are your home maintenance responsibility.

Operation

Cabinets should operate properly under normal use. Cabinets are designed to hold a reasonable amount of weight; be careful not to overload them.

Separations

We will correct gaps between cabinets and the ceiling or cabinets and the walls by caulking or other means if the gap exceeds 1/4 inch (locations behind appliances are excepted from this repair).

Warping

If doors or drawer fronts warp in excess of 1/4 inch within 24 inches, we will correct this by adjustment or replacement.

Wood Grain

Readily noticeable variations in wood grain and color are normal in all wood or wood veneer selections. Replacements will not be made due to such variations.

Carpet

Homeowner Use and Maintenance Guidelines

Your selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference. Refer to the various manufacturers' recommendations for additional information on the care of your floor coverings.

Cleaning

You can add years to the life of your carpet with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum.

The dirt particles act like sandpaper to wear down the fibers and dull the carpet. The most important thing you can do to protect your carpet is to vacuum it frequently.

Vacuum twice each week lightly and once a week thoroughly. Heavy traffic areas may require more frequent cleaning. A light vacuuming is three passes; a thorough job may need seven passes. A vacuum cleaner with a beater-bar agitates the pile and is more effective in bringing dirt to the surface for easy removal.

Vacuuming high-traffic areas daily helps keep them clean and maintains the upright position of the nap. Wipe spills, and clean stains immediately. For best results, blot or dab any spill or stain;

avoid rubbing. Test stain removers on an out-of-the-way area of the carpet, such as in a closet, to check for any undesirable effects. Have your carpet professionally cleaned regularly, usually once a year.

Some problems that may occur with new carpet and our suggested remedies are presented below.

Burns

Take care of any kind of burn immediately. First, snip off the darkened fibers. Then use a soapless cleaner and sponge with water. Follow up with water only to eliminate any residue from the cleaner. If the burn is extensive, talk with a professional about replacing the damaged area.

Crushing

Furniture and traffic may crush a carpet's pile fibers. Frequent vacuuming in high-traffic areas and glides or cups under heavy pieces of furniture can help prevent this. Rotating your furniture to change the traffic pattern in a room promotes more even wear. Some carpets resist matting and crushing because of their level of fiber, but this does not imply or guarantee that no matting or crushing will occur. Heavy traffic areas such as halls and stairways are more susceptible to wear and crushing. This is considered normal wear.

Fading

Science has yet to develop a color that will not fade with time. All carpets will slowly lose some color due to natural and artificial forces in the environment. You can delay this process by frequently removing soil with vacuuming, regularly changing air filters in heating and air conditioning systems, keeping humidity and room temperature from getting too high, and reducing sunlight exposure with window coverings.

Filtration

If interior doors are kept closed while the air conditioning is operating, air circulation from the closed room flows through the small space at the bottom of the door. This forces the air over the carpet fibers, which in turn act as a filter, catching particulate pollution. Over time, a noticeable stain develops at the threshold.

Fuzzing

In loop carpets, fibers may break. Simply clip the excess fibers. If it continues, call a professional.

Pilling

Pilling, or small balls of fiber, can appear on your carpet, depending on the type of carpet fiber

and the type of traffic. If this occurs, clip off the pills. If they cover a large area, seek professional advice.

Rippling

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity has left, have a professional re-stretch the carpeting using a power stretcher, not a knee-kicker.

Seams

Carpet usually comes in 12-foot widths, making seams necessary in most rooms. Visible seams are not a defect unless they have been improperly made or unless the material has a defect, making the seam appear more pronounced than normal. The more dense and uniform the carpet texture, the more visible the seams will be. Carpet styles with low, tight naps result in the most visible seams. Seams are never more visible than when the carpet is first installed. Usually with time, use, and vacuuming the seams become less visible. In the model homes, you can see examples of how carpet seams diminish after they have been vacuumed and have experienced traffic.

Shading

Shading is an inherent quality of fine-cut pile carpets. Household traffic causes pile fibers to assume different angles; as a result, the carpet appears darker and lighter in these areas. A good vacuuming, which makes the pile all go in the same direction, provides a temporary remedy.

Shedding

New carpeting, especially pile, sheds bits of fiber for a period of time. Eventually these loose fibers are removed by vacuuming. Shedding usually occurs more with wool carpeting than with nylon or other synthetics.

Snags

Sharp-edged objects can grab or snag the carpet fiber. When this occurs, cut off the snag, EXCEPT if you have Berber Carpet. If the snag is especially large, or if you have Berber Carpet, call a professional.

Sprouting

Occasionally you may find small tufts of fiber sprouting above carpet surface. Simply use scissors to cut off the sprout. Do not attempt to pull it, because other fibers will come out in the process.

Stains

No carpet is stain-proof. Although your carpet manufacturer designates your carpet as stain-resistant, some substances may still cause permanent staining. These include hair dyes, shoe polish, paints, and India ink. Some substances destroy or permanently change the color of carpets, including bleaches, acne medications, drain cleaners, plant food, insecticides, urine, acids, furniture polish, and food or beverages with strongly colored natural dyes as found in some brands of mustard and herbal tea.

Refer to your care and maintenance brochures for recommended cleaning procedures for your particular fiber. Pretest any spot-removal solution in an inconspicuous area before using it in a large area. Apply several drops of the solution, hold a white tissue on the area, and count to ten. Examine both tissue and carpet for dye transfer and check for carpet damage. After removing the stain, always follow up with water only to eliminate any residue.

Static

Cooler temperatures outside often contribute to static electricity inside. To avoid the problem, look for carpets made with anti-static. You can also install a humidifier to help control static build-up.

GOODIER BUILDERS Limited Warranty

During your orientation, we will confirm that your carpet is in acceptable condition. We will correct stains or spots noted at this time by cleaning, patching, or replacement. GOODIER BUILDERS will not be responsible for dye lot variations if replacements are made.

Edges

Edges of carpet along moldings and edges of stairs should be held firmly in place. In some areas, metal or other edging material may be used where carpet meets another floor covering.

Seams

Carpet seams will be visible. GOODIER BUILDERS will repair any gaps or fraying.

Caulking

Homeowner Use and Maintenance Guidelines

Time and weather will shrink and dry caulking so that it no longer provides a good seal. As routine maintenance, check the caulking and make needed repairs. Caulking compounds and

dispenser guns are available at hardware stores. Read the manufacturer's instructions carefully to be certain that you select an appropriate caulk for the intended purpose.

Colored Caulk

Colored caulking is available where larger selections are provided. As with any colored material, dye lots can vary.

Exterior

Be sure to check the exterior caulk frequently even during your warranty period. Sun, wind, and exposure can dry out the caulking, causing it to split. Your home is especially susceptible to the elements during the first couple of years when the materials are expanding and contracting. If a breach in the caulking occurs, water can get in, causing leaks that may undermine the integrity of unseen wood products behind trim and siding. As a homeowner, you are responsible for maintaining the caulk and for any damage resulting from inadequate maintenance. When caulking, use a good quality acrylic latex or silicone caulk.

Latex Caulk

Latex caulking is appropriate for an area that requires painting, such as along the stair stringer or where wood trim meets the wall.

Silicone Caulk

Caulking that contains silicone works best where water is present, for example, where tub meets tile or a sink meets a countertop. Caulk that is 100% silicone will not accept paint; however, some caulks with silicones will, so read the labels carefully.

GOODIER BUILDERS Limited Warranty

During the orientation we confirm that appropriate areas are adequately caulked.

One-Time Repair

We will touch up caulking one time during your materials and workmanship period. We suggest that this be performed with your 11-month service.

See also [Countertops](#), [Expansion and Contraction](#), [Stairs](#), and [Wood Trim](#).

Ceramic Tile

Homeowner Use and Maintenance Guidelines

Your selection sheets include the brand and color of your ceramic tile.

Cleaning

Ceramic tile is one of the easiest floor coverings to maintain. Simply vacuum when needed. Occasionally, a wet mopping with warm water may be appropriate. Avoid adding detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals or white vinegar (they will not result in a heavy, difficult-to-remove lather on the grout). Rinse thoroughly. (NOTE: Use only warm water, no chemicals or vinegar, to clean marble and limestone.)

The ceramic tile installed on walls or countertops in your home may be washed with any nonabrasive soap, detergent, or tile cleaner. Abrasive cleaners will dull the finish.

Grout Discoloration

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

Sealing Grout

Sealing grout is your decision and responsibility. Once grout has been sealed, ongoing maintenance of that seal is necessary and limited warranty coverage on grout that has been sealed is void.

Separations

Expect 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 purchased from flooring or hardware stores. Follow package directions.

Tile around bathtubs or countertops may appear to be pulling up after a time. This is caused by normal shrinkage of grout or caulk and shrinkage of wood members as they dry out. 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.

GOODIER BUILDERS Limited Warranty

During the orientation we confirm that tile and grout areas are in acceptable condition. We will repair or replace cracked, badly chipped, or loose tiles noted at that time. GOODIER BUILDERS is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.

One-Time Repair

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. GOODIER BUILDERS will repair grouting, if necessary, one time during the first year. We are not responsible for color variations in grout or discontinued colored grout. Any grouting or caulking that is needed after that time is your responsibility.

Concrete Flatwork

Homeowner Use and Maintenance Guidelines

By maintaining good drainage, you protect your home's foundation and the concrete flatwork: the basement floor, porch, patio, driveway, garage floor, and sidewalks.

Concrete slabs are floating-they are not attached to the home's foundation walls. These are not a structural (load-bearing) element of the home and are not covered by the structural warranty.

Movement of the basement slab or any concrete slab results in cracking. Minimize this movement by following GOODIER BUILDERS [landscaping recommendations](#), the objective of which is to prevent moisture from reaching soils around and under the home.

Cleaning

Avoid washing exterior concrete slabs with cold water from an outside faucet when temperatures are high and the sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. We recommend sweeping for keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate.

Repeated cleaning of the garage floor by hosing can increase soil movement by allowing water to penetrate any existing cracks. We recommend sweeping to clean the garage floor.

Cracks

A concrete slab 10 feet across shrinks approximately 5/8 inch as it cures. Some of this shrinkage

shows up as cracks. Cracking of concrete flatwork also results from temperature changes that cause expansion and contraction.

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 the cracking. This is a normal condition. Maintaining drainage away from all concrete slabs will minimize cracking from this cause.

As cracks occur, seal them with a waterproof concrete caulk (available at hardware or home improvement stores) to prevent moisture from penetrating to the soil beneath.

Expansion Joints

We install expansion joints to help control expansion. However, as the concrete shrinks during the curing process, moisture can penetrate under the concrete and lift the expansion joint. When this occurs, fill the resulting gap with a gray silicone sealant, which you can purchase at most hardware stores.

Heavy Vehicles

Do not permit heavy vehicles such as moving vans or concrete trucks to drive on your concrete work. We design and install this concrete for residential use only.

Ice, Snow, and Chemicals

Driving or parking on snow creates ice on the drive, which magnifies the effects of snow on the concrete surface. 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, repeated hosing, or de-icing agents, such as calcium chloride or road salt that can drip from vehicles. All of these items can cause spalling (chipping of the surface) of concrete. GOODIER BUILDERS will not be responsible for this condition.

Sealer

Concrete produces concrete dust. A concrete sealer, available at paint stores, will help you keep an unpainted concrete floor clean. Do not use soap on unpainted concrete. Instead, use plain water and washing soda or, if necessary, a scouring powder.

GOODIER BUILDERS Limited Warranty

Concrete slabs are floating-they are not attached to the home's foundation walls. These are not a structural (load-bearing) element of the home and are not covered by the structural warranty. The limited warranty coverage is for one year unless the requirements of your loan state otherwise.

Color

The concrete for your floors, driveway, porch and walks were poured at different times, and with multiple loads of concrete. As a result, there may be variations in color. No correction is provided for this condition.

Cracks

Minor cracks in basement floors are normal; however if concrete cracks reach 1/4 inch in width or 3/16 inches in vertical displacement, GOODIER BUILDERS will patch or repair them one time during the warranty year. Subsequently, concrete slab maintenance is your responsibility. If you prefer to have the slab replaced, we will obtain a price for you and assist in scheduling the work upon receipt of your payment. However, we advise against this expense since the new slab may crack as well.

Finished Floors

GOODIER BUILDERS will correct cracks, settling, or heaving that rupture finish floor materials that we installed as part of the home as you originally purchased it.

Level Floors

Concrete floors in the habitable areas of the home shall not have pits, depressions, or areas of unevenness exceeding 3/8 inch within any 32-inch measurement with the exception of an area specifically designed to slope toward a floor drain.

Separation

Concrete slabs within the structure are designed to move at expansion and contraction joints.

Settling or Heaving

GOODIER BUILDERS will repair slabs that settle or heave in excess of 2 inches or if such movement results in negative drainage (toward the house) or hazardous vertical displacement.

Spalling (Surface Chips)

Causes of spalling include repeated hosing of concrete for cleaning, animal urine, radiator overflow, fertilizer, uncleared snow and ice, ice-melting agents, and road salts from vehicles. Repair of spalling is a homeowner responsibility.

Standing Water

Water may stand on exterior concrete slabs for several hours after precipitation or from roof run-off. GOODIER BUILDERS will correct conditions that cause water to remain longer than 12 hours unless it is from roof run-off of melting snow or ice.

Condensation

Homeowner Use and Maintenance Guidelines

Condensation on interior surfaces of the windows and frames comes from high humidity within the home combined with low outside temperatures and inadequate ventilation. Family lifestyle significantly influences these conditions. If your home includes a humidifier, closely observe manufacturer's directions for its use, especially during periods of cooler temperatures.

See also [Ventilation](#).

GOODIER BUILDERS Limited Warranty

Condensation results from a family's lifestyle over which GOODIER BUILDERS has no control. The limited warranty coverage excludes condensation.

Countertops

Homeowner Use and Maintenance Guidelines

Use a cutting board to protect your counters when you cut or chop. Protect the counter from heat and from hot pans. If you cannot put your hand on it, do not put it on the counter. Do not use countertops as ironing boards and do not set lighted cigarettes on the edge of the counter. Do not stand on your countertop for any reason; damage can result from this type of unevenly placed weight. Do not allow water to lay on the countertop, especially at seams, excessive water can penetrate the seams, and cause damage to the wood under the laminates.

Caulking

The caulking between the countertop and the wall, along the joint at the backsplash, and around the sink may shrink, leaving a slight gap. Maintaining a good seal in these locations is important to keep moisture from reaching the wood under the laminates and to prevent warping.

Cleaning

Clean with a damp cloth and mild soap. Avoid abrasive cleaners or steel wool. These products will damage the luster of the surface.

Corian

Consult the literature provided by the manufacturer for care and maintenance.

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 it can be used to make counters gleam.

See also [Ceramic Tile](#).

GOODIER BUILDERS Limited Warranty

During your orientation we confirm that all countertops are in acceptable condition. We repair noticeable surface damage such as chips, cracks, and scratches noted on the orientation list. Repair of surface damage that occurs during or after your move-in is one of your home maintenance responsibilities.

Laminates

Laminated countertops will have one or more discernible seams. GOODIER BUILDERS will repair gaps or differential at the seams that exceed 1/16 inch.

Manufactured Marble

Edges should be smooth and even.

Separation from Wall

Separation of countertops from walls, backsplash, and around sinks results from normal shrinkage of materials. GOODIER BUILDERS will re-caulk these areas one time during the materials and workmanship warranty. Subsequently caulking will be your home maintenance responsibility.

Crawl Space

Homeowner Use and Maintenance Guidelines

The crawl space is not intended as a storage area for items that could be damaged by moisture. Wood stored in a crawl space can attract termites.

You may notice slight dampness in the crawl space. Landscaping that is correctly installed helps prevent excessive amounts of water from entering crawl spaces. Standing water should be reported to GOODIER BUILDERS for inspection.

See also [Ventilation](#).

GOODIER BUILDERS Limited Warranty

During the orientation we will check the condition of soils in the crawl space. Soils in the crawl space may be damp but should not have standing water. Provided that you have not altered the drainage nor caused excessive moisture to accumulate and remain in this area with incorrect landscaping, GOODIER BUILDERS will correct the conditions that result in persistent standing water.

Doors and Locks

Homeowner Use and Maintenance Guidelines

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

Bifold Doors

Interior bifolds sometimes stick or warp due to weather conditions. Apply a silicone (not graphite) lubricant to the tracks to minimize this inconvenience.

Exterior Finish

To ensure longer life for your exterior wood doors, plan to refinish them at least once a year. Stained exterior doors with clear finishes tend to weather faster than painted doors. Treat the finish with a wood preserver every three months to preserve the varnish and prevent the door from drying and cracking. Reseal stained exterior doors whenever the finish begins cracking or crazing.

Failure to Latch

If a door will not latch because of minor settling, you can correct this by making a new opening in the jamb for the latch plate (remortising) and raising or lowering the plate accordingly.

Hinges

You can remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it. Avoid using oil, as it can gum up or attract dirt. Graphite works well as a lubricant but can create a gray smudge on the door or floor covering beneath the hinge, for this reason we do not recommend the use of graphite lubricants, such as WD-40.

Keys

Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks him- or herself in a room. The top edge of the door casing is often used as a place to keep the key. A small screwdriver or similarly shaped device can open some types of privacy locks.

Locks

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

Slamming

Slamming doors can damage both doors and jambs and can even cause cracking in walls. Teach children not to hang on the doorknob and swing back and forth; this works loose the hardware and causes the door to sag. Some doors have hinge bumpers; using too much force when opening these doors can drive the bumper into the wood frame or into the door, resulting in damage.

Shrinkage

Use putty, filler, or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Panels of wood doors shrink and expand in response to changes in temperature and humidity. Touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility.

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 plane the door unless it continues to stick after the weather changes.

Before planing a door because of sticking, try two other steps: first, apply either a paste 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. If planing is necessary even after these measures, use sandpaper to smooth the door and paint the sanded area to seal against moisture.

Warping

If a door warps slightly, keeping it closed as much as possible often returns it to normal.

Weather Stripping

Weather stripping and exterior door thresholds occasionally require adjustment or replacement.

GOODIER BUILDERS Limited Warranty

During the orientation we confirm that all doors are in acceptable condition and correctly adjusted. GOODIER BUILDERS will only repair damage to doors noted on the orientation list.

Adjustments

Due to normal settling of the home, doors may require adjustment for proper fit. GOODIER BUILDERS will make such adjustments.

Panel Shrinkage

Panels of wood doors shrink and expand in response to changes in temperature and humidity. Although touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility, GOODIER BUILDERS will repair split panels that allow light to be visible.

Warping

GOODIER BUILDERS will repair doors that warp in excess of ¼ inch.

Drywall

Homeowner Use and Maintenance Guidelines

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

Repairs

With the exception of the one-time repair service provided by GOODIER BUILDERS, care of drywall is your maintenance responsibility. Most drywall repairs can be easily made. This work is best done when you redecorate the room.

Repair hairline cracks with a coat of paint. You can repair slightly larger cracks with spackle or caulk. 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 thin coats. When dry, sand the surface with fine-grain sandpaper, and then paint. You can fill indentations caused by sharp objects in the same manner.

GOODIER BUILDERS Limited Warranty

During the orientation, we confirm that drywall surfaces are in acceptable condition. At the 60-day service list only, GOODIER BUILDERS will repair drywall shrinkage cracks and nail pops and touch up the repaired area using the same paint color that was on the surface when the home was delivered. Touch-ups may be visible.

Repainting the entire wall or the entire room to correct this is your choice and responsibility. You are also responsible for custom paint colors or wallpaper that has been applied subsequent to closing. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-ups are unlikely to match the surrounding area. GOODIER BUILDERS will not be responsible for drywall repairs after the 60-day service list.

Lighting Conditions

GOODIER BUILDERS does not repair drywall flaws that are only visible under particular lighting conditions.

Related Warranty Repairs

If a drywall repair is needed as a result of poor workmanship (such as blisters in tape) or other warranty-based repair (such as a plumbing leak), GOODIER BUILDERS completes the repair by touching up the repaired area with the same paint that was on the surface when the home was delivered. If more than one-third of the wall is involved, we will repaint the wall corner to corner. You are responsible for custom paint colors or wallpaper that has been applied subsequent to closing. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-up may not match the surrounding area.

Electrical Systems

Homeowner Use and Maintenance Guidelines

Know the location of the breaker panel; it includes a main shut-off that controls all the electrical power to the home. Individual breakers control the separate circuits. 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.

Breaker Tripping

Breakers trip due to overloads caused by plugging too many appliances into the circuit, a worn cord or defective appliance, or operating an appliance with too high a voltage requirement for the circuit. The starting of an electric motor can also trip a breaker (motors require more current to start than they require when operating).

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. If the circuit remains on, one of the items you unplugged is defective and will require repair or replacement.

Buzzing

Fluorescent fixtures use transformer action to operate. This action sometimes causes a buzzing which is a normal condition.

Fixture Location

We install light fixtures in the locations indicated on the plans. Moving fixtures to accommodate specific furniture arrangements or room use is your responsibility.

GFCI (Ground-Fault Circuit-Interrupters)

GFCI receptacles have a built-in element that senses fluctuations in power. Quite simply, the GFCI is a circuit breaker. Building codes require installation of these receptacles in bathrooms, the kitchen, outside, and the 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 may trip the GFCI breaker.

<p>Do not plug a refrigerator or food freezer into a GFCI-controlled outlet. The likelihood of the contents being ruined is high and the limited warranty does not cover such damage. These appliances should have their own separate dedicated outlet.</p>

Each GFCI receptacle has a test and reset button. Once each month, press the test button. This will trip the circuit. To return service, press the reset button. If, during normal use, a GFCI breaker trips, reset the breaker. If it trips again it may indicate a faulty appliance and you will need to investigate the problem. It could also indicate a faulty GFCI, in which case you should call an electrician.

One GFCI breaker can control up to three or four outlets. Generally all the bathroom receptacles are protected by one GFCI outlet. Another protects the garage, basement and exterior receptacles. The GFCI for your Jacuzzi, if applicable, is located on the main electrical panel. The GFCI for the exterior lamppost is usually on its own circuit, most often found in the corner of the garage. This GFCI only works when the post lamp is on.

Grounded System

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

Light Bulbs

You are responsible for replacing burned-out bulbs other than those noted during your orientation.

Modifications

If you wish to make any modifications, contact the electrician listed on the Emergency Phone Numbers you receive at the orientation. Having another electrician modify your electrical system during the warranty period can void that portion of your limited warranty.

Outlets

If an outlet is not working, check first to see if a wall switch controls it. If so, only one of the two receptacles on the outlet will be controlled by that wall switch. Next, check to see if it is controlled by a GFCI. Finally, check the breaker. If the outlet still is not working, call the electrician for service.

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

Underground Cables

Before digging, check the location of buried service leads by calling Miss Utility at . Maintain positive drainage around the foundation to protect this service.

GOODIER BUILDERS Limited Warranty

During the orientation we confirm that light fixtures are in acceptable condition and that all bulbs are working. GOODIER BUILDERS limited warranty excludes any fixture you supplied.

Designed Load

GOODIER BUILDERS will repair any electrical wiring that fails to carry its designed load to meet specifications. If electrical outlets, switches, or fixtures do not function as intended, GOODIER BUILDERS will repair or replace them.

GFCI (Ground-Fault Circuit-Interrupters)

GOODIER BUILDERS is not responsible for food spoilage that results from your plugging refrigerators or freezers into a GFCI controlled outlet.

Power Surge

Power surges are the result of local conditions beyond the control of GOODIER BUILDERS and are excluded from limited warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems, and computers. Damage resulting from lightning strikes is excluded from limited warranty coverage.

Electric Water Heater

Homeowner Use and Maintenance Guidelines

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

Drain Tank

Review and follow the manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces build-up of chemical deposits from the water, thereby prolonging the life of the tank as well as saving energy dollars. Also drain the tank if it is being shut down during periods of freezing temperatures. Carefully follow the instructions in the manufacturer's literature. Be sure the electric circuit breaker is turned OFF while draining the tank or the internal elements will burn out.

Element Cleaning or Replacement

The heating elements in the water heater will require periodic cleaning. The frequency is determined in part by the quality of the water in your area. Again, refer to the manufacturer's literature for step-by-step instructions and drawings, or contact an authorized service company.

No Hot Water

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

Pressure Relief Valve

For your protection, the unit comes equipped with a pressure and temperature relief valve. If the unit should overheat, this valve will prevent a dangerous build-up of temperature and pressure. When the valve is operating, it will appear that the tank is leaking, while it is merely releasing excess pressure. At least once each year, manually operate the pressure relief valve. Stay clear of the discharge line to avoid injury. See manufacturer's literature for diagrams and detailed instructions.

Safety

Keep the area around a water heater clear of stored household items. Never use the top of the water heater as a storage shelf.

Temperature

Temperature settings on an electric water heater will produce approximately the temperatures listed below:

Hot	120 degrees F
A	130 degrees F
B	140 degrees F
C	150 degrees F
Very Hot	160 degrees F

The recommended setting for operation of a dishwasher is B, or 140 degrees. Higher settings can waste energy dollars and increase the danger of injury from scalding. Hot water will take longer to arrive at sinks, tubs, and showers that are farther from the water heater. Noisy pipes are sometimes caused by excessively hot water; lowering the water temperature may reduce or eliminate this condition

GOODIER BUILDERS Limited Warranty

Refer to the manufacturer's limited warranty for complete information regarding warranty coverage on your water heater.

Expansion and Contraction

Homeowner Use and Maintenance Guidelines

Changes in temperature and humidity cause all building materials to expand and contract. Dissimilar materials expand or contract at different rates. This movement results in separation between materials, particularly dissimilar ones. You will see the effects in small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, and where tile grout meets tub or sink. While this can alarm an uninformed homeowner, it is normal.

Shrinkage of the wood members of your home is inevitable and occurs in every new home. Although this is most noticeable during the first year, it may continue beyond that time. In most cases, caulk and paint are all that you need to conceal this minor evidence of a natural phenomenon. Even though properly installed, caulking shrinks and cracks. Maintenance of caulking is your responsibility.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS provides one-time repairs to many of the effects of expansion and contraction. See individual categories for details.

Fireplace

Homeowner Use and Maintenance Guidelines

Most of us feel a fireplace is an excellent way to create a warm, cozy atmosphere. However, without sufficient information, your use of the fireplace can result in heat (and dollars) being wasted. To help prevent that, consider the following points.

Look upon burning a fire as a luxury that adds much to the atmosphere but just a little to the heat in a home. About 10 percent of the heat produced by a fire is radiated into the house. In many older homes, the air used by the fireplace for combustion is replaced with cold outside air drawn in through cracks around doors and windows. However, your home is constructed so tightly that this does not happen. We install a fresh-air vent to supply the fireplace with combustion air and reduce the amount of heated air the fire draws from your house. Open this vent before starting the fire as you do the damper. This air vent, and the chimney itself, allow outside air into the home; because of this, when the fireplace is not in use, during colder temperatures, the area around the fireplace will be cooler. It is also possible to feel some air entering the home around the fireplace.

Close the damper and cold air vent when not in use. Leaving these open is equivalent to having an open window in the house. If the fire is still burning, but you are finished enjoying it, use

glass doors to prevent heated air from being drawn up the chimney until your damper can be closed.

One caution on the use of glass doors: do not close them over a roaring fire, especially if you are burning hard woods (such as oak or hickory) because this could break the glass. 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.

Your objective in building a fire should be a clean, steady, slow-burning fire. Begin with a small fire 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 burning kindling and newspaper under the grate; two to three layers of logs stacked with air space between, largest logs to the rear, works best. One sheet of paper burned on top of the stack will help the chimney start to draw. Any logs 6 inches in diameter or larger should be split.

Do not burn trash in the fireplace and never use any type of liquid fire starter.

Remove old ashes and coals from under the grate when completely cool. A light layer is desirable as an insulator and will help to reflect heat.

Chimney Cleaning

Creosote and other wood-burning by-products accumulate inside the flue over a period of time. This build-up can be a fire hazard. The way you use your fireplace and the type of wood you burn determine the frequency of your chimney cleanings. For instance, burning soft woods or improperly seasoned woods necessitates more frequent cleaning. Hire a qualified chimney sweep for this cleaning.

Gas Fireplace

GOODIER BUILDERS offers direct-vent gas fireplaces. If you ordered this type of fireplace, it is demonstrated during the orientation. Read and follow all manufacturers' directions.

A slight delay between turning the switch on and flame ignition is normal. The flames should ignite gently and silently. If you notice any deviation from this or any gas smell, immediately shut off the switch and report it to the gas company.

Excessive winds can cause a downdraft, which can blow out the pilot, requiring you to relight it before using the fireplace.

Caution : The exterior vent cover for a direct-vent gas fireplace becomes extremely hot when the fireplace is operating.

GOODIER BUILDERS Limited Warranty

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when GOODIER BUILDERS' and the manufacturer's directions are followed.

Chimney Separation

Separation of a brick chimney from a newly constructed home may occur. GOODIER BUILDERS will repair separation from the main structure in excess of 1/2 inch. Caulking is acceptable in most cases.

Cracks

Normal shrinkage of mortar results in hairline cracks in masonry. GOODIER BUILDERS will repair cracks that exceed 1/8 inch in width. The repair consists of pointing or patching and the mortar color will be matched as closely as possible, but expect some variation.

Exterior masonry may have chips, irregular surfaces, and color variations, which occur during manufacturing, shipping, or handling. Unless such conditions affect the structural integrity of the home, no repair is provided.

Discoloration

Discoloration of the firebox or brick is a normal result of use and requires no corrective action. Mortar-style fireplaces may develop cracks due to temperature changes and other factors.

Downdraft

Although extremely high winds can result in a downdraft, this condition should be temporary and occasional. We will determine and correct continuous malfunction if caused by a construction or design defect.

Glass Doors

During the orientation we confirm that glass fireplace doors, when included with the home, are in acceptable condition.

Water Infiltration

In unusually heavy or prolonged precipitation, especially when accompanied by high winds, some water can enter the home through the chimney. The limited warranty excludes this occurrence.

Foundation

Homeowner Use and Maintenance Guidelines

We install the foundation of your home according to the recommendations of our consulting engineer. The walls of the foundation are poured concrete with steel reinforcing rods.

To protect your home's foundation, follow guidelines for installation and maintenance of [landscaping](#) and [drainage](#) in this manual.

Cracks

Even though an engineer designed the foundation and we constructed it according to engineering requirements, surface cracks can still develop in the wall. Surface cracks are not detrimental to the structural integrity of your home. If a crack develops in a foundation wall that allows water to come through, follow the procedures for submitting a warranty claim.

Dampness

Due to the amount of water in concrete, basements may be damp. Condensation can form on water lines and drip onto the floor.

Future Construction in Basement

If you decide to perform additional construction in the basement, obtain guidelines from a licensed engineer, obtain a building permit, and comply with all codes and safety requirements. GOODIER BUILDERS does not warrant that you will be able to obtain such a permit because of the possibility that building codes may change.

GOODIER BUILDERS Limited Warranty

The foundation of your home has been designed and installed according to the recommendations of an engineer. The walls of the foundation are poured concrete with steel reinforcing rods.

Bowed or Plumb Walls

Bows in concrete walls which exceed 1 inch in 8 feet, when measured from the base to the top of the wall, shall be corrected. Walls that are out of plumb greater than 1½ inches in 8 feet, when measured from the base to the top of the wall, shall be corrected. In either case, if the wall is to remain unfinished per contract, and the wall otherwise meets building codes as evidenced by passed inspections, then no corrective action is required.

Cracks

Shrinkage or backfill cracks are not unusual in foundation walls, especially at the corners of

basement windows. Cracks may be vertical, diagonal, or horizontal. The only cracks considered under warranty claims are cracks that permit water penetration or horizontal cracks that cause a bow in the wall. GOODIER BUILDERS will seal cracks that exceed ¼ inch in width.

Cosmetic Imperfections

Slight cosmetic imperfections in foundation walls, such as a visible seam where two pours meet or slight honeycombing (aggregate visible), are possible and require no repair unless they permit water to enter.

Holes

Holes larger than 1 inch in diameter or 1 inch in depth on exposed concrete walls are unacceptable and shall be repaired.

Leaks

GOODIER BUILDERS will correct conditions that permit actual trickling of water to enter the basement, provided you have complied with the [drainage](#), [landscaping](#), and maintenance guidelines.

Levelness

As measured at the top of the foundation wall, no point shall be more than ½ inch higher or lower than any point within 20 feet. Deviations from this guideline will be corrected by leveling the sills with shims, mortar, or appropriate fillers.

Squareness

Squareness is primarily an aesthetic consideration, as measured at the top of the foundation wall, the diagonal of a triangle with sides of 12 feet and 16 feet shall be not more than 1 inch more or less than 20 feet. If the measurement deviates from this guideline, modifications to the foundation will be made to compensate. The corrective measure emphasizes the primarily aesthetic nature of squareness and makes the criteria for a correction "a satisfactory appearance."

Garage Overhead Door

Homeowner Use and Maintenance Guidelines

Since the garage door is a large, moving object, periodic maintenance is necessary.

30-Weight Oil

Every six months, apply a 30-weight automobile oil or similar lubricant to all moving parts:

track, rollers, hinges, pulleys, and springs. At the same time, check to see that all hardware is tight and operating as intended without binding or scraping. Avoid over-lubricating to prevent drips on vehicles or the concrete floor.

Lock

If the lock becomes stiff, apply a silicone or graphite lubricant. Do not use oil on a lock, as it will stiffen in winter and make the lock difficult to operate.

Opener

To prevent damage to a garage door opener, be sure the door is completely unlocked and the rope-pull has been removed before using the operator. If you have an opener installed after closing on your home, we suggest that you order it from the company that provided and installed the garage door to assure uninterrupted warranty coverage. Be familiar with the steps for manual operation of the door in the event of a power failure.

If GOODIER BUILDERS installed a door opener as one of your selections, during orientation we demonstrate the electric eye that provides a safety stop in the event someone crosses through the opening while the overhead door is in motion. Use care not to place tools or other stored items where they interfere with the function of the electric eye.

Painting

Repaint the garage door when you repaint your home, or more often if needed to maintain a satisfactory appearance.

Safety

Follow the manufacturer's instructions for safe and reliable operation. 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.

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

Sag

The garage door may sag slightly due to its weight and span. This will stabilize after the panels have dried.

GOODIER BUILDERS Limited Warranty

The garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment, which GOODIER BUILDERS will provide unless the problem is caused by the installation of a garage door opener subsequent to closing on the home.

Light Visible

Garage overhead doors cannot be airtight. Some light will be visible around the edges and across the top of the door. Severe weather conditions may result in some precipitation entering around the door.

Gas Shut-offs

Homeowner Use and Maintenance Guidelines

You will find shut-offs on gas lines near their connection to each item that operates on gas. In addition, there is a main shut-off at the meter. We point these out during the orientation. If you suspect a gas leak, leave the home and call the gas company immediately for emergency service.

GOODIER BUILDERS Limited Warranty

The gas company is responsible for leaks up to the meter. GOODIER BUILDERS will correct leaks from the meter into the home.

Gas Water Heater

Homeowner Use and Maintenance Guidelines

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

Condensation

Condensation inside your new water heater may 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 the manufacturer's timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces the build-up of chemical deposits from the water, prolonging the life of the tank and saving energy dollars. Also drain the tank if it is being shut down during periods of freezing temperatures. Carefully follow the instructions in the

manufacturer's literature. Be sure the electric circuit breaker and the gas is turned OFF while draining the tank or the internal elements will burn out.

Pilot

Most gas/propane furnaces are equipped with an ignition device, which automatically lights the pilot. DO NOT attempt to light the pilot by hand. Consult the manufacturer's literature and/or the "User's Information Manual" found on or near the water heater itself.

Pressure Relief Valve

For your protection, the unit comes equipped with a pressure and temperature relief valve. If the unit should overheat, this valve will prevent a dangerous build-up of temperature and pressure. When the valve is operating, it will appear that the tank is leaking, while it is merely releasing excess pressure.

Safety

Vacuum the area around a gas-fired water heater to prevent dust from interfering with proper flame combustion. Avoid using the top of a heater as a storage shelf.

Temperature

The recommended thermostat setting for normal everyday use is "normal." Higher settings can result in wasted energy dollars and increase the danger of injury from scalding. Hot water will take longer to arrive at sinks, tubs, and showers that are farther from the water heater.

No Hot Water

If you discover that 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.

GOODIER BUILDERS Limited Warranty

Refer to the manufacturer's limited warranty for information regarding coverage of the water heater. *See also* [Plumbing](#).

Grading and Drainage

Homeowner Use and Maintenance Guidelines

The final grades around your home have been inspected and approved for proper drainage of

your lot. Our surveyor completes a drainage certification and then the local building authorities as well as GOODIER BUILDERS inspect the site.

Drainage

Typically, the grade around your home should slope 1 foot in the first 10 feet, tapering to a 2 percent slope. In most cases, drainage swales do not follow property boundaries. Maintain the slopes around your home to permit the water to drain away from the home as rapidly as possible. This is essential to protect your foundation. Failure to do so can result in major structural damage and will void your warranty.

Roof Water

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

Rototilling

Rototilling can significantly change drainage swales. You can minimize this by rototilling parallel to the swales rather than across them.

Settling

The area we excavated for your home's foundation was larger than the home to allow room to work. In addition, some trenching is necessary for installation of utility lines. Although we replaced and compacted the soil, it does not return to its original density. Some settling will occur, especially after prolonged or heavy rainfall or melting of large amounts of snow. Settling can continue for several years. Inspect the perimeter of your home regularly for signs of settling and fill settled areas as needed to maintain positive drainage.

See also [Landscaping](#).

GOODIER BUILDERS Limited Warranty

We established the final grade to ensure adequate drainage away from the home. Maintaining this drainage is your responsibility. If you alter the drainage pattern after closing, or if changes in drainage occur due to lack of maintenance, the limited warranty is void.

Backfill Settlement

Backfilled or excavated areas around the foundation and at utility trenches should not interfere with the drainage away from your home. If these areas settle during the first year, GOODIER BUILDERS will fill the areas one time. Subsequently, if settlement becomes severe during the first year, we will provide you with fill dirt to maintain positive drainage. You should keep the

ground around the foundation tamped down against the foundation wall to avoid water getting in against the foundation.

Erosion

GOODIER BUILDERS is not responsible for weather-caused damage to unlandscaped yards after the final grade has been established or the closing date, whichever occurs last.

New Sod

New sod installation and the extra watering that accompanies it can cause temporary drainage problems, as can unusually severe weather conditions.

Recommendations

GOODIER BUILDERS documents the grades that exist at the time of delivery of your home or as soon thereafter as possible. The ground must be dry and free of frost to make these determinations. Once final grades are set, GOODIER BUILDERS will inspect drainage problems reported in writing during the warranty period, compare grades to those originally established, and advise you on corrective actions you might take.

Swales

GOODIER BUILDERS does not alter drainage patterns to suit individual landscape plans. Typically, a lot receives water from and passes water on to other lots, so changes in grade often affect adjacent or nearby lots. GOODIER BUILDERS advises against making such changes. After heavy rain or snow, water may stand in swales up to 48 hours.

Under Concrete

GOODIER BUILDERS will fill visible sunken areas under concrete during the first year.

Winter Grading

Due to weather conditions, especially during winter and early spring, the final grade may not have been established at the time of closing. We document the status of your grading at the time of delivery. When conditions permit, grading work will continue. Confirm that we have completed your grading before beginning landscaping.

Gutters and Downspouts

Homeowner Use and Maintenance Guidelines

Check gutters periodically and remove leaves or other debris. Materials that accumulate in

gutters can slow water drainage from the roof, cause overflows, and clog the downspouts. Inspections by the homeowner should be made in November or after the leaves have fallen and again in the spring after the seeds have fallen from trees. You may want to install "gutter guards" to keep leaves and other debris out of your gutters.

Extensions or Splash blocks

Extensions should discharge outside of rock or bark beds so that water is not dammed behind the edging materials that might be used.

Ladders

Use caution when leaning ladders against gutters, as this may cause dents.

Leaks

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

Paint

Gutters and downspouts are prefinished aluminum and they should never be painted.

Snow and Ice

Clear excess snow from downspouts as soon as possible to allow the gutter to drain and to prevent damage. Never allow your gutters or downspouts to freeze closed. The resulting ice build-up in the rain gutters may cause leakage into the house during a thaw. Severe ice or snow build-up can damage gutters, and such damage is not covered by the limited warranty.

GOODIER BUILDERS Limited Warranty

Gutters over 3 feet long are installed with a slight slope so that roof water will flow to the downspouts.

Leaks

We correct leaks that occur during the warranty period.

Overflow

Gutters may overflow during periods of excessively heavy rain. This is expected and requires no repair.

Standing Water

Small amounts of water (up to one inch) will stand for short periods of time in gutters immediately after rain. No correction is required for these conditions.

Hardware

Homeowner Use and Maintenance Guidelines

Doorknobs and locks should operate correctly with little attention. Over time, they may need slight adjustments due to normal shrinkage of the framing. Occasionally, you may need to tighten screws.

GOODIER BUILDERS Limited Warranty

We confirm that all hardware is in acceptable condition during orientation. The limited warranty excludes repairs for cosmetic damage subsequent to the orientation.

GOODIER BUILDERS will repair hardware items that do not function as intended.

Hardwood Floors

Homeowner Use and Maintenance Guidelines

Hardwood Flooring is a natural material. There will be different colors, textures, finishes, and stains in your floor. Shoe molding and transitions will not match the finish of your floor. The grain of the wood will vary in intensity and appearance. Boards that are adjacent will be slightly different levels (not totally flat) since they shrink and swell at different rates. Where boards are cut, minor chipping is unavoidable. In daily care of hardwood floors, preventive maintenance is the primary goal.

Cleaning

Sweep or vacuum on a daily basis, or as needed, to remove loose dirt before it can scratch or be ground into the floor's surface. Never wet mop or clean your hardwood floor with water as it will raise the grain of the wood and dull the finish. Excessive water causes wood to expand and can possibly damage the floor. When polyurethane finishes become soiled, use Bruce Dura-Luster No Wax Floor Cleaner on a soft cloth, for spills. Periodically, this product should be used to clean the entire floor; follow instructions on the bottle. Check with the hardwood company if your floor has a water-based finish.

Dimples

Placing heavy furniture or dropping heavy or sharp objects on hardwood floors can result in dimples. When moving furniture or appliances, use a blanket or scrap of carpet (face down) to protect the floor from scratching and gouging.

Filmy Appearance

A white, filmy appearance can result from moisture, often from wet shoes or boots.

Furniture Legs

Install proper floor protectors on furniture placed on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Regularly clean the protectors to remove any grit that may have accumulated.

Humidity

Wood floors respond noticeably to changes in humidity in your home. Especially during winter months the individual planks or pieces expand and contract as water content changes. A humidifier helps but does not eliminate this reaction.

Wood stoves and electric heat tend to create very dry conditions. A Humidifier is recommended. A humidity level of 35-55% is recommended. Gaps, squeaks, splinters, and cracks are normal with changes in humidity.

Mats and Area Rugs

Use area rugs in front of sinks and at all exterior doors to help prevent sand and grit from getting on the floor. Gritty sand is wood flooring's worst enemy. However, be aware that area rugs or mats with rubber, foam, or plastic backings may cause yellowing and warping of the floor surface.

Recoat

If your floors have a polyurethane finish, you may want to have an extra coat of polyurethane applied by a qualified contractor within six months to one year. The exact timing will depend on your particular lifestyle. If another finish was used, refer to the manufacturer's recommendations.

Separation

Expect some shrinkage around heat vents or any heat-producing appliances, or during seasonal weather changes.

See also [Warping](#).

Shoes

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

Spills

Clean up spills immediately, before they get sticky or dry. Remove dried spills with a soft cloth dampened with Bruce Dura-Luster No Wax Floor Cleaner.

Splinters

When floors are new, small splinters of wood can appear. Gaps, squeaks, splinters, and cracks are normal with changes in humidity.

Sun Exposure

Exposure to direct sunlight can cause irreparable damage to hardwood floors. To preserve the beauty of your hardwood floors, install and use window coverings in these areas.

Traffic Paths

A dulling of the finish in heavy traffic areas is likely. Use of an area rug in these locations will make long-term maintenance easier.

Warping

Warping will occur if the floor repeatedly becomes wet or is thoroughly soaked even once. Slight warping in the area of heat vents or heat-producing appliances is also typical.

Wax

Waxing and the use of products like oil soap are neither necessary nor recommended. Once you wax a polyurethane finish floor, recoating is difficult because the new finish will not bond to the wax. The preferred maintenance is preventive cleaning and recoating annually or as needed to maintain the desired luster.

GOODIER BUILDERS Limited Warranty

During the orientation we will confirm that hardwood floors are in acceptable condition. We will correct any readily noticeable cosmetic defects listed during the orientation. You are responsible for routine maintenance of hardwood floors.

Separations

Shrinkage will result in separations between the members of hardwood floors. If these exceed 1/8 inch, GOODIER BUILDERS will fill them one time. GOODIER BUILDERS is not responsible for removing excess filler that appears on the surface if the boards expand due to subsequent changes in humidity and expel the filler.

Heating System

Homeowner Use and Maintenance Guidelines

Good maintenance of the furnace can save energy dollars and prolong the life of the furnace. Monthly utility charges for the operation of the heating or air conditioning system are the homeowner's responsibility. Have your heating system inspected and cleaned at least once a year by a professional service representative. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

Adjust Vents

The registers are the primary means of regulating airflow (and therefore, temperature) in individual rooms throughout your home. Adjusting the registers rather than changing the thermostat setting may be the most efficient way to regulate room temperature. Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, you can reduce the heat in seldom-used or interior rooms. This is an individual matter and you will need to balance the system for your own family's needs.

Avoid Overheating

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

Blower Panel

You need to position the blower panel correctly for the furnace blower (fan) to operate. This panel compresses a button that tells the blower it is safe to operate. If this panel is not on tightly, the fan will not come on.

Combustion Air

Furnaces we install in basements or in closets over crawl spaces include combustion air vents.

Never cover or block the combustion air vent in any way. Outside air is needed to supply the furnace with sufficient oxygen. Blocking the combustion air vent will cause the furnace to draw air down the vent pipe and pull poisonous gases back into your home.

Ductwork Noise

When your metal ductwork is heated it will expand and when it cools it will contract. Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to air flow as the system operates.

Filter

Remember to change or clean the filter monthly during the heating season (year-round if you also have air conditioning). 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 large quantity for the sake of convenience.

If you have a permanent, washable, removable filter, you need to clean this monthly. Use water only to clean the filter, tap to dry or air dry, and leave unit off for a brief period. Do not use soaps or detergents on the filter.

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. For maximum comfort and energy efficiency, arrange furniture and draperies to allow unobstructed airflow from registers and to cold air returns.

Fuse

Some furnaces have a fuse directly above the on-off switch. This fuse is an S10, S12, or S15 fuse. It absorbs any spikes in the line such as close electrical strikes or power surges. Unlike old fuses that burn out and clearly indicate that they are blown, these fuses, similar to automobile fuses, have a spring that depresses when tripped. Unless you have examined these quite carefully before, it may be hard to determine if the fuse has blown. We suggest that you buy some extra fuses of the same size to have on hand.

Gas Odor

If you smell gas, call the gas company immediately.

Odor

A new heating system may emit an odor for a few moments when you first turn it on. An established system may emit an odor after being unused for an extended time (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 quickly.

On-Off Switch

The furnace has an on-off blower switch. This switch looks like a regular light switch and is located in a metal box outside the furnace. When turned off, this switch overrides all furnace commands and shuts down the blower. This is usually done only when maintenance service is being performed, although young children have been known to turn off the furnace using this switch. (If your furnace is a high-efficiency model, it does not have a pilot or an on-off switch.)

Pilot

Most gas/propane furnaces are equipped with an ignition device, which automatically lights the pilot. DO NOT attempt to light the pilot by hand. Consult your "Operating your furnace" literature and/or the "User's Information Manual" found on or near the furnace itself.

On models with manually lit pilots, lighting the furnace pilot involves several steps. First, remove the cover panel to expose the pilot. Then rotate the on-off pilot knob to pilot. When the knob is in this position, you can depress the red button. While depressing the red button, hold a match at the pilot. Once the pilot lights, continue to hold the red button down for 30 to 60 seconds. When you release the red button, the pilot should stay lit. If it does not, wait several minutes to allow any gas to dissipate from the furnace area and repeat the entire process. If the pilot stays lit, rotate the on-off pilot knob to the on position. Reinstall the cover panel. You can find these instructions on a sticker on the furnace and in the manufacturer's literature.

Registers

Heat register covers are removable and adjustable. You are responsible for adjusting the dampers in these covers to regulate the heat flow within the home. Registers in the rooms farther away from the furnace will usually need to be opened wider.

It is a good practice to occasionally vacuum both supply registers and cold air return vents to ensure that they remain free of lint and dust accumulations which interfere with the passage of air through your system, decreasing its efficiency and increasing the cost of operation.

Return Air Vents

For maximum comfort and efficient energy use, arrange furniture and draperies to allow unobstructed airflow from registers and to cold air returns.

Temperature

Depending on the style of home, temperatures can normally vary from floor to floor as much as 10 degrees or more on extremely cold days. The furnace blower will typically cycle on and off more frequently and for shorter periods during severe cold spells.

Thermostat

The furnace will come on automatically when the temperature at the thermostat registers below the setting you have selected. Once the furnace is on, setting the thermostat to a higher temperature will not heat the home faster. Thermostats are calibrated to within plus or minus 5 degrees.

Trial Run

Have a trial run early in the fall to test the furnace. (The same applies to air-conditioning in the spring.) If service is needed, it is much better to discover that before the heating season.

Troubleshooting

If your system should fail to operate, check the circuit breakers to be sure that they are set in the full "on" position. If necessary, re-set the breaker(s). If the breaker should trip a second time, call your serviceman at the number listed on the Service Numbers sheet you receive at orientation.

GOODIER BUILDERS Limited Warranty

We will install heating systems according to local building codes, as well as to engineering designs of the particular model home.

Adequacy of the system is determined by its ability to establish a temperature of 70 degrees F, as measured in the center of the room, 5 feet above the floor. In extremely cold temperatures (10 degrees below or colder), the system should be able to maintain a temperature differential of 80 degrees from the outside temperature.

Duct Placement

The exact placement of heat ducts may vary from those positions shown in similar floor plans.

Ductwork

Although the heat system is not a sealed system, the ductwork should remain attached and securely fastened. If it becomes unattached, GOODIER BUILDERS will repair as needed.

Furnace Sounds

Expansion or contraction of metal ductwork results in ticking or popping sounds. While eliminating all these sounds is impossible, GOODIER BUILDERS will correct oil canning. (Oil canning occurs when a large area of sheet metal like those found in air ducts makes a loud noise as it moves up and down in response to temperature changes.)

Manufacturer's Warranty

The system or systems are warranted for one (1) year against manufacturing and installation defects. Some components are covered for longer periods under the manufacturer's warranty. Refer to the manufacturer's literature on or near your units for specific details. If there is a malfunction with your heating or air conditioning system and the malfunction is covered by the manufacturer's warranty, the manufacturer, through the installing subcontractor, will make the required repair(s) in accordance with the terms and provisions of the manufacturer's warranty.

Thermostat

Thermostats are calibrated to plus or minus 5 degrees.

Heat Pump

Homeowner Use and Maintenance Guidelines

If your home contains a heat pump system, you should be aware of the performance characteristics unique to these systems. As with any system, read the manufacturer's literature and follow all instructions for efficient operation and maintenance of your system. Clean or replace filters once a month. Provide professional service for your system at least once every two years.

Air Circulation Across Coils

The outdoor unit is critical to the efficiency of your system. Keep the outside unit clear of any materials that would interfere with air circulation. Snow, ice, landscaping materials, trash, leaves, and other accumulating items can cause inefficiency or damage the unit. Maintain the unit in a level position to prevent inefficient operation and damage to the equipment.

Air Conditioning and Heating

A heat pump system operates differently from a gas forced-air furnace. The same system provides both heat and air conditioning. This is possible because a refrigerant flows back and forth in the coils of the heat pump, controlled by a reversing valve. In the heating mode, the heat pump removes heat from the outside air and transfers it to the inside air. The compressor in the heat pump raises the temperature of the refrigerant so that hot air is transferred to the indoor coil

by way of a large copper line. Air passes over this hot coil and is then distributed throughout the house. In the cooling mode, it does just the opposite, removing heat from the inside air and discharging it outside of the home. The thermostat inside your home controls this heating or cooling activity.

Air Temperature at Vents

Do not expect dramatic temperature differences in the air coming from the vents as is common with other kinds of systems. The coils used in a heat pump system operate at lower temperatures than those common in a gas forced-air system. As a result, for example, in the heat mode, air from the supply vents will typically range from 85 to 90 degrees F. The vents will not feel hot, though the air discharged is warmer than the air in the room by as much as 20 degrees.

Auxiliary Heat System

At lower outside temperatures, less heat is available for the heat pump to draw from the exterior air. Therefore, from time to time the auxiliary heat system will come on to maintain the temperature you set at the thermostat. The auxiliary system will also come on whenever the temperature at the thermostat is moved 1.5 degrees or more at one time. If the light stays on when the outside temperature is more than 30 degrees F, contact a service person.

Defrost Cycle

When the heat pump is operating in the heat mode, the coils outside may reach below freezing temperatures. Moisture in the air will condense into frost and accumulate on the coils under these circumstances. From time to time, the system will go into defrost mode to clear accumulated frost from the coils. This is a normal part of the operation of the system and will occur automatically. During the defrost cycle; the outside fan will stop temporarily. The temperature of airflow into the home will be a bit lower during the defrost cycle. The defrost cycle can only occur once every 90 minutes and lasts no longer than 10 minutes.

Night Setback

Unless you have a night setback thermostat designed to work with a heat pump system, do not turn the thermostat down in the evenings. Adjust the temperature a fraction of a degree at a time until a comfortable, permanent setting is found.

Register Adjustment

Registers will require adjustment from time to time to maximize your family's comfort. Do not completely close off more than one supply register at a time. This can restrict the airflow too much and reduce the efficiency of the system. A good technique is to completely open all the vents, and then gradually move the temperature setting up until the coolest room is comfortable. Once the coolest room is comfortable, gradually close the vents in the warmer rooms until all rooms are comfortable as well. Reverse the process for air conditioning.

Return Air Vents

As with any heating system, return air vents must be clear so the air flows through the ducts unimpeded. Avoid placing furniture where it blocks the return air vents.

Troubleshooting

If your system should fail to operate, check the circuit breakers to be sure that they are set in the full "on" position. If necessary, re-set the breaker(s). If the breaker should trip a second time, call your serviceman at the number listed on the Service Numbers sheet you receive at orientation.

GOODIER BUILDERS Limited Warranty

Refer to the manufacturer's limited warranty for information regarding warranty coverage.

Humidifier

Homeowner Use and Maintenance Guidelines

Operate a humidifier only with the furnace, not with the air conditioner. If you notice condensation on windows, the humidifier should be adjusted to a lower setting. Clean the moisture pad according to the manufacturer's instructions and suggested timetable.

GOODIER BUILDERS Limited Warranty

Refer to the manufacturer's limited warranty for information regarding coverage of the humidifier.

Insulation

Homeowner Use and Maintenance Guidelines

The effectiveness of blown insulation is diminished if it is uneven. As the last step in any work done in your attic (for example, the installation of a TV antenna), you should confirm that the insulation lays smooth and even. Do not step on drywall ceilings, because this can result in personal injury or damage to the drywall.

Electrical outlets normally emit noticeable amounts of cold air when outside temperatures are low.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS will install insulation to meet or exceed the building codes applicable at the time of construction and outlined as part of your purchase agreement.

Landscaping

Homeowner Use and Maintenance Guidelines

Plan to install the basic components of your landscaping as soon after closing as weather permits. In addition to meeting your homeowner's association requirements to landscape in a timely manner, well-designed landscaping prevents erosion and protects the foundation of your home.

Additions

Before installing patio additions or other permanent improvements, consider soil conditions in the design and engineering of your addition.

Backfill

We construct the foundation of your home beginning with an excavation into the earth. When the foundation walls are complete, the area surrounding them is backfilled. Soil in this area is not as compact as undisturbed ground. Water can penetrate through the backfill area to the lower areas of your foundation. This can cause potentially severe problems such as wet basements, cracks in foundation walls, and floor slab movement. Avoid this through proper installation of landscaping and good maintenance of drainage.

Backfill areas will settle and require prompt attention to avoid damage to your home and voiding of the structural warranty.

Keep downspout extensions in the down position to channel roof runoff away from the foundation area of your home. Routine inspection of downspouts, backfill areas, and other drainage components is an excellent maintenance habit.

See also [Grading and Drainage](#).

Bark or Rock Beds

Do not allow edgings around decorative rock or bark beds to dam the free flow of water away

from the home. You can use a nonwoven landscape fabric between the soil and rock or bark to restrict weed growth while still permitting normal evaporation of ground moisture.

Contractors

You are responsible for changes to the drainage pattern made by any landscape, concrete, deck, or pool contractor. Discuss drainage with any company you hire to do an installation in your yard. Do not permit them to tie into existing drainage pipes without approval from GOODIER BUILDERS.

First 5 Feet

Place no sprinkler heads within 5 feet of your home.

Irrigation

Make provisions for efficient irrigation. Conduct weekly operational checks to ensure proper performance of the system. Direct sprinkler heads away from the home. Trickler or bubbler type irrigation systems are not recommended for use adjacent to the structure. Regularly drain and service sprinkler systems.

Planning

Locate plants and irrigation heads out of the way of pedestrian or bicycle traffic and car bumpers.

Space groves of trees or single trees to allow for efficient mowing and growth. Group plants with similar water, sun, and space requirements together.

See also [Xeriscape](#).

Plant Selection

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

Requirements

Before designing, installing, or changing landscaping, check local building department and homeowners association requirements for any regulations that they require you to follow.

Utility Lines

A slight depression may develop in the front lawn along the line of the utility trench. To correct this, simply fill with soil and reseed.

Waiting to Landscape

If you leave ground unlandscaped, it erodes. Correcting erosion that occurs after closing is your responsibility.

Xeriscape

GOODIER BUILDERS recommends careful consideration of landscape design and selection of planting materials to minimize the demands of your yard on water supplies. Detailed information about Xeriscape is available from reputable nurseries. This has the triple benefit of helping the environment, saving on water bills, and reducing the amount of moisture that can reach your foundation.

GOODIER BUILDERS Limited Warranty

Care of Trees, Evergreens, and Shrubs

Your shrubs and trees were planted by an experienced landscape contractor and are warranted for one year from installation. We will confirm the healthy condition of all plant materials during the orientation. Maintaining landscaping is your responsibility. Depending on the time of year in which your settlement occurs, planting may be delayed until after closing since certain types of trees require specific conditions for planting. Your new landscaping should be watered especially well during dry periods (usually May through September). Trees should be watered at least every 12-14 days. However, be careful not to over water trees while watering your lawn. Too much water will kill or severely damage a new tree or shrub. Obviously, the different requirements of your lawn and your trees present a challenge when watering and require careful placement of sprinklers to avoid over watering the trees.

Trees or shrubs relocated by the homeowner will not be warranted. Shrubs and trees that are alive and healthy when you move into your new home and which die afterwards due to lack of homeowner care, drought, or extreme weather will not be replaced by the landscape contractor.

Care for your New Lawn

During the initial germination and growth of your new lawn, the seedbed should be kept moist until a good stand of grass appears. Unless it has accumulated in excess, straw mulch should not normally be raked off. Instead, it should be allowed to decay and add to the organic content of the soil. All areas should be kept free of foot traffic until a good stand of grass appears.

Seeded areas should be mowed to a height of 2½" to 3". Avoid cutting to a lower height as new grass is tender and can burn or dry out easily if cut too short. When your grass germinates you will notice weeds have germinated also. The weed seeds are brought in on the straw and are unavoidable. Once your grass is growing successfully, it will overtake the weeds. In the meantime, make sure to cut regularly (the weeds will grow faster than the grass) to avoid the reverse from happening.

An oscillation type lawn sprinkler should be used to water your lawn at all times. Direct application of water from a hose nozzle is ineffective and may damage the lawn by causing erosion. The contractor who applied the seed for your new lawn warrants 80% germination *if, and only if, the homeowner properly maintains the new seedbed during the germination period and maintains the new lawn after germination.* Eighty percent (80%) germination also means that twenty percent (20%) will not germinate. Raking, re-seeding, and fertilization after the original application of the seed is a homeowner maintenance responsibility.

Once your lawn has become sufficiently established, we will return ONCE for repairs and to fertilize. You will receive a notice stating that we will be returning for this service within a one or two week period. If you have already fertilized, or if for any reason you do not want us to fertilize, please let us know.

Mildew

Homeowner Use and Maintenance Guidelines

Mildew is a fungus that spreads through the air in microscopic spores. The spores love moist surfaces and feed on dirt. On siding, mildew looks like a layer of dirt. Cleaning mildew from your home is your responsibility. Solutions that remove mildew are available from local paint or home improvement stores. Wear protective eyewear and rubber gloves for this task and cover any landscaping that is close to where you are working; the chemicals that remove mildew can be harsh to both you and your plants.

GOODIER BUILDERS Limited Warranty

We will remove any mildew noted during the orientation. GOODIER BUILDERS warranty excludes mildew.

Mold

Homeowner Use and Maintenance Guidelines

Mold is a type of fungus. It occurs naturally in the environment, and is necessary for the natural

decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind and is found everywhere life can be supported. Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your home. Most homeowners are familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile.

In order to grow, mold requires a food source. This might be supplied by items in the home, such as fabric, carpet, wallpaper, or by building materials such as drywall, wood and insulation, to name a few. Also, mold growth requires a temperate climate. The best growth occurs at temperatures between 40 degrees F and 100 degrees F. Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, you can reduce or eliminate mold growth.

Moisture in the home can come from many sources. Spills, leaks, overflows, condensation and high humidity are common sources. Good housekeeping and home maintenance procedures are essential in the effort to prevent or eliminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours.

Consequences of Mold

All mold is not necessarily harmful, but certain strains have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature or extent of the health problems that may be caused by mold. The Centers for Disease Control states that a causal link between the presence of toxic mold and serious health conditions has not been proven.

What You Can Do

You can take positive steps to reduce or eliminate the occurrence of mold growth in your home and thereby minimize any possible adverse effects that may be caused by mold. These steps include:

1. Before bringing items into your home, check for signs of mold. Potted plants (roots and soil), furnishings, stored clothing or bedding material, as well as many other household goods, could already contain mold growth.
2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
3. Keep the humidity in your home low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by using your exhaust fans, opening windows

or running air conditioning to remove excess moisture in the air, and to facilitate evaporation of water from wet surfaces.

4. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry any wet surfaces or materials. Do not let water stand or pool in your home. Promptly replace materials that cannot be thoroughly dried such as drywall or insulation.
5. Inspect for leaks on a regular basis. Look for discolorations or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take notice of musty odors and any visible signs of mold.
6. Should mold develop, thoroughly clean the affected area with a mild solution of bleach after testing to see if the affected area, material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold be severe, call on the services of a qualified professional.

GOODIER BUILDERS Limited Warranty

We will remove any mold noted during the orientation. GOODIER BUILDERS warranty excludes mold.

Mirrors

Homeowner Use and Maintenance Guidelines

To clean your mirrors, use any reliable liquid glass cleaner or polisher available at most hardware or grocery stores. Avoid acidic cleaners and splashing water under the mirror; either can cause the silvering to deteriorate. Avoid getting glass cleaners on plumbing fixtures as some formulas can deteriorate the finish.

GOODIER BUILDERS Limited Warranty

We will confirm that all mirrors are in acceptable condition during the orientation. GOODIER BUILDERS will correct scratches, chips, or other damage to mirrors noted during the orientation.

Paint and Stain

Homeowner Use and Maintenance Guidelines

Due to changes in the formula for paint (such as the elimination of lead to make paints safer),

painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads, or scrub brushes. Flat paints show washing marks more easily than gloss paints do. Often, homeowners prefer the results obtained by touching up rather than washing.

Colors

Your "who to call" list in the pocket of your folder is your record of the paint used in your home.

Exterior

Regular attention will preserve the beauty and value of your home. Check the painted and stained surfaces of your home's exterior annually. Repaint before much chipping or wearing away of the original finish occurs; this will save the cost of extensive surface preparation. Plan on refinishing the exterior surface of your home approximately every two to three years or as often as your paint manufacturer suggests for your area and climate. Climatic conditions control the chemical structure of the paint used on the exterior. Over time, this finish will fade and dull a bit.

In many cases we have used exterior trim materials made of plastic. These products require only one coat of paint. Occasionally you will need to repaint this trim as the color fades in the sunlight.

Be sure to check the exterior caulk frequently even during your warranty period. Sun, wind, and exposure can dry out the caulking, causing it to split. Your home is especially susceptible to the elements during the first couple of years when the materials are expanding and contracting. If a breach in the caulking occurs, water can get in, causing leaks that may undermine the integrity of unseen wood products behind the trim and siding. As a homeowner you are responsible for maintaining the caulk and for any damage resulting from inadequate maintenance. Use a good quality acrylic latex or silicone caulk.

When you repaint the exterior of your home, begin by resetting popped nails and removing blistered or peeling portions of paint with a wire brush or putty knife. Sand, spot with primer, and then paint the entire area. Use a quality exterior paint formulated for local climate conditions.

Avoid having sprinklers spray water on the exterior walls of your home. This will cause blistering, peeling, splintering, and other damage to the home.

Severe Weather

Hail and wind can cause a great deal of damage in a severe storm, so inspect the house after such weather. Promptly report damage caused by severe weather to your insurance company.

Stain

For minor interior stain touch-ups, a furniture-polish-and-stain treatment is inexpensive, easy to use, and will blend in with the wood grain. Follow directions on the bottle.

Touch-Up

When doing paint touch-ups, use a small brush, applying paint only to the damaged spot. Touch-up paint may not match the surrounding area exactly, even if the same paint mix is used. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product.

We provide a sample of each type of paint used on your home. Store these with the lids tightly in place and in a location where they are not subjected to extreme temperatures.

Wall Cracks

We suggest that you wait until after the first heating season to repair drywall cracks or other separations due to shrinkage.

See also [Drywall](#).

GOODIER BUILDERS Limited Warranty Guidelines

During your orientation we will confirm that all painted or stained surfaces are in acceptable condition. GOODIER BUILDERS will touch up paint as indicated on the orientation list. You are responsible for all subsequent touch-up, except painting we perform as part of another warranty repair.

Cracking

As it ages, exterior wood trim will develop minor cracks and raised grain. Much of this will occur during the first year. Raised grain permits moisture to get under the paint and can result in peeling. This is not a defect in materials or workmanship. Paint maintenance of wood trim is your responsibility.

Fading

Expect fading of exterior paint or stain due to the effects of sun and weather. GOODIER BUILDERS limited warranty excludes this occurrence.

Touch-Up Visible

Paint touch-up is visible under certain lighting conditions.

Wood Grain

Due to wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today's water-base paints often make wood grain visible on painted trim. GOODIER BUILDERS does not provide corrections for this condition.

Phone Jacks

Homeowner Use and Maintenance Guidelines

Your home is equipped with telephone jacks as chosen at the time of your selections and/or at your pre-electrical walk through. Initiating phone service, additions to phone service, and moving phone outlets for decorating purposes or convenience are your responsibility.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS will repair wiring that does not perform as intended from the phone service box into the home. From the service box outward, care of the wiring is the responsibility of the local telephone service company.

Plumbing

Homeowner Use and Maintenance Guidelines

We want to draw your attention to a water-saving regulation that went into effect in 1993, which prohibits the manufacture of toilets that use more than 1.6 gallons of water per flush. In the search for a balance among comfort, convenience, and sensible use of natural resources, the government conducted several studies. The 1.6-gallon toilet turned out to be the size that overall consistently saves water.

As a result of implementing this standard, flushing twice is occasionally necessary to completely empty the toilet bowl. Even though you flush twice on occasion, rest assured that overall you are saving water and we have complied with the law. Similarly, flow restrictors are manufactured into most faucets and all showerheads and cannot be removed. We apologize for any inconvenience this may cause but we have no control whatsoever with respect to this issue.

Aerators

Aerators are small round attachments commonly found screwed to the mouth of the kitchen and bathroom faucets. Even though your plumbing lines have been flushed to remove dirt and foreign matter, small amounts of minerals may enter the line. Aerators on the faucets strain much of this from your water. Minerals caught in these aerators may cause the faucets to drip because washers wear more rapidly when they come in contact with foreign matter. To lengthen the life of the washer, the aerators should be removed and cleaned frequently, usually every three to four months.

See also [Dripping Faucet](#).

Basement Construction

If you perform any construction in your basement, ensure that the plumbing lines in the basement or crawl space are not isolated from the heating source without insulation being added. Also, be sure you allow easy access to all plumbing turn-off valves.

Childproof Attachments

Special care should be taken when using any of the commercial products available to "childproof" your faucets. These devices are made to slip over sink or tub faucets to pad the faucet to protect a child from bumping into it. Another type of device allows the faucet to serve as a drinking fountain. The problem with these generic "slip-on" devices is that they interfere with the way water is designed to flow through the faucet and they can cause water to back up, forcing it around the pipe behind the wall. You may not become aware of it until water begins leaking through the area below. When in doubt, don't use these devices or call your plumber to ask for advice.

Cleaning

Follow manufacturer's directions for cleaning fixtures. Avoid abrasive cleansers. They remove the shiny finish and leave behind a porous surface that is difficult to keep clean. Clean plumbing fixtures with a soft sponge and soapy water (a nonabrasive cleaner or a liquid detergent is usually recommended by manufacturers). Then polish the fixtures with a dry cloth to prevent water spots. Care for brass fixtures with a good-quality brass cleaner, available at most hardware stores.

Clogs

The main causes of toilet clogs are domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss, and children's toys. Improper garbage disposal use also causes many plumbing clogs. Always use plenty of cold water when running the disposal. This recommendation also applies to grease; 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 a liquid, then cools and solidifies in the sewer line. Allow the water to run 10 to 15 seconds after shutting off the disposal.

You can usually clear clogged traps with a plumber's helper (plunger). If you use chemical agents, follow directions carefully to avoid personal injury or damage to the fixtures.

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

Dripping Faucet

You can repair a dripping faucet by shutting off the water at the valve directly under the sink, then removing the faucet stem, changing the washer, and reinstalling the faucet stem. The showerhead is repaired the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. (Please note that some manufacturers do not use rubber washers.)

The plastic trap under your kitchen sink may become loose with repeated use of hot water. You should check this periodically and tighten it by hand-a wrench is not necessary.

Extended Absence

If you plan to be away for an extended period, you should drain your water supply lines. To do this, shut off the main supply line and open the faucets to relieve pressure in the lines. You may also wish to shut off the water heater. Do this by turning off the cold water supply valve on top and the gas control at the bottom. Drain the tank by running a hose from the spigot on the bottom of the water heater. If you leave the tank full, keep the pilot on and set the temperature to its lowest or "vacation" setting. Check the manufacturer's directions for additional hints and instructions.

Freezing Pipes

Provided the home is heated at a normal level, pipes should not freeze at temperatures above 0 degrees F. Set the heat at 65 degrees F if you are away during winter months. Keep garage doors closed to prevent plumbing lines running through this area from freezing.

In unusually frigid weather or if you will be gone more than a day or two, ask a friend to check your pipes, and open cabinet doors to allow warm air to circulate around pipes. During extremely cold weather let a trickle or thin stream of water run. Use an ordinary hair dryer to thaw pipes that are frozen. Never use an open flame. If freezing does occur, we recommend that you contact a plumber for advice and assistance.

Gold or Brass Finish

Avoid using any abrasive cleaners on gold or antique brass fixtures. Use only mild detergent and water or a cleaning product recommended by the manufacturer. The warranty on these fixtures will be invalidated if chemicals or other cleaning products are used.

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.

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 appropriate contractor.

Low Pressure

Occasional cleaning of the aerators on your faucets (normally every three to four months) will allow proper flow of water. The water department controls the overall water pressure coming into the house. Regulators are located by the water meter in the basement, and control the pressure inside the home so that the plumbing system and appliances are protected. It is very important that you DO NOT adjust the pressure regulator.

Marble or Manufactured Marble

Marble and manufactured marble will not chip as readily as porcelain enamel but can be damaged by a sharp blow. Avoid abrasive cleansers or razor blades on manufactured marble; both damage the surface. Most household cleaners are mildly harmful. The new aerosol bathroom cleaners generally are non-abrasive. Vinegar is also an excellent cleaning agent as are other "environmentally safe" products. Always mix hot and cold water at manufactured marble sinks; running only hot water can damage the sink.

Normal Wear

As your home matures, repairs to various fixtures may become necessary. Rubber elements in the toilet tank will wear out and require replacement. The wax rings used to seat toilets also require periodic replacement.

The normal high moisture content common in bathrooms, the weight of the tub when filled with water, settling of the home over time, and the normal expansion and contraction of materials will cause separation between the tub or shower stall and the adjacent tile wall and floor surfaces in your home. The homeowner is responsible for routinely re-caulking these areas with a silicone-based caulk.

Outside Faucets

Outside faucets must be drained and hoses removed before cold weather, even if the faucet is located in your garage. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line.

The Proper Way To Drain Outside Hose Bibs (Faucets)

1. Turn off the inside control valve to each individual hose bib.
2. Open the outside hose bibs and let drain completely.
3. While opening and draining the outside hose bibs, insert your finger and wiggle the spring until the water completely drains.
4. Leave the outside hose bib open through the winter.

Repair of a broken line that feeds an exterior faucet is a maintenance item. Note that GOODIER BUILDERS does not warrant sill cocks against freezing.

Porcelain

You can damage porcelain enamel with a sharp blow from a heavy object or by scratching. Do not stand in the bathtub wearing shoes unless you have placed a protective layer of newspaper over the bottom of the tub. Shoe soles carry gritty particles that can scratch the finish. If you splatter paint onto the porcelain enamel surfaces during redecorating, wipe it up immediately. If a spot dries before you notice it, use a recommended solvent.

Running Toilet

To stop running water, check the shut-off float in the tank. You will most likely find it has lifted too high in the tank, preventing the valve from shutting off completely. In this case, gently bend the float rod down until it stops the water at the correct level. The float should be free and not rub the side of the tank or any other parts. Also 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.

Shut-Offs

Your main water shut-off is located near your meter. You use this shut-off for major water emergencies such as a water line break or when you install a sprinkler system or build an addition to your home. Each toilet has a shut-off on the water line under the tank. Hot and cold shut-offs for each sink are on the water lines under the sink. If you familiarize yourself and your family with these locations you'll be able to respond quickly in the event of an emergency.

Sprinklers

Local codes may require the installation of an overhead sprinkler system as a fire safety precaution. You should routinely inspect sprinkler heads and provide seasonal service to maintain proper functioning. Never hang plants or other objects from a sprinkler head. For further information consult the manufacturer's pamphlet (provided to you when applicable).

Stainless Steel

Clean stainless steel sinks with soap and water to preserve their luster. Avoid abrasive cleaners; these will damage the finish. An occasional cleaning with a good stainless steel cleaner will enhance the finish. Avoid leaving produce on a stainless steel surface, since prolonged contact with produce can stain the finish.

Tank Care

Avoid exposing the toilet to blows from sharp or heavy objects, which can cause chipping or cracking. Avoid abnormal pressures against the sides of the tank. It is possible to crack the tank at the points where it is attached to the bowl.

Well and Septic

If your home has well and septic rather than sewer and water there are a few additional maintenance items you should be aware of.

Have your septic tank pumped at least once per year if you have a garbage disposal. Otherwise, once every 2 ½-3 years should be sufficient. Do not allow grease of any kind in your drains, as it will clog the septic system. To help "eat" bacteria in the septic system, once a month mix a cake or package of baking yeast with hot water and flush it down one of your toilets.

If you have a well, you'll have a tank in your basement that the water passes through before being distributed throughout your house. A gauge on the outside of the tank will show a gradual decline in pressure as the water is being regulated with air to pressurize it for distribution. There will be a slight "click" as the system goes on and off. It should not click constantly. If it does, or you notice a change in pressure, call your plumber. Likewise, if your water appears muddy you should have the system checked. If it appears yellow it probably indicates iron in the water. If blue stains are apparent in your sink or toilets, it probably indicates that acid in the water is dissolving some of the copper piping. In general, we recommend that well water be treated. Consult a water treatment specialist to determine what is appropriate in your situation.

GOODIER BUILDERS Limited Warranty

Your plumbing system is warranted for one (1) year against manufacturing and installation defects. This includes parts and labor except for maintenance items or surface damages that have

occurred after occupancy. Surface defects MUST be noted prior to settlement. The warranty does not include valve washer wear or sewer stoppages. During the orientation we will confirm that all plumbing fixtures are in acceptable condition and that all faucets and drains operate freely.

Clogs

GOODIER BUILDERS will correct clogged drains that occur during the first 30 days after closing. If a household item is removed from a clogged drain during this time, you will be billed by the plumber for the drain service. After the first 30 days, you are responsible for correcting clogged drains.

Cosmetic Damage

GOODIER BUILDERS will correct any fixture damage noted on the orientation list. Repairing chips, scratches, or other surface damage noted subsequent to the orientation list is your responsibility.

Exterior Faucets

GOODIER BUILDERS will repair leaks at exterior faucets noted on the orientation list. Subsequent to orientation, repair of a broken line to an exterior faucet is your responsibility.

Freezing Pipes

Provided the home is heated at a normal level, pipes should not freeze. Set heat at 65 degrees F if you are away during winter months. Keep garage doors closed to protect plumbing lines that run through this area.

Leaks

GOODIER BUILDERS will repair leaks in the plumbing system. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, GOODIER BUILDERS will repair or replace items that were part of the home as originally purchased. We do not make adjustments for secondary damages (for example, damage to wallpaper, drapes, and personal belongings). Insurance should cover these items.

Noise

Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. GOODIER BUILDERS will repair persistent water hammer. Expect temperatures to vary if water is used in more than one location in the home.

Supply

GOODIER BUILDERS will correct construction conditions that disrupt the supply of water to your home.

Resilient Flooring

Homeowner Use and Maintenance Guidelines

Although resilient floors are designed for minimum care, they do have maintenance needs. Follow any manufacturer's specific recommendations for care and cleaning. Some resilient floors require regular application of a good floor finish. This assures you of retaining a high gloss. However, avoid using cleaning or finishing agents on the new floor until the adhesive has thoroughly set. This will take about two weeks.

Cleaning

Wash regularly with Mannington or Armstrong no-rinse cleaner. Water only will not clean the floor. Use a damp mop to limit the amount of water on the floor. Do not use soap-based detergent or "mop & shine" products as they leave a dull film on the floor.

Color and Pattern

Your color selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference.

Limit Water

Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Limit mopping or washing with water; excessive amounts of water on resilient floors can penetrate seams and get under edges, causing the material to lift and curl.

Mats and Area Rugs

Use area rugs in front of sinks and at all exterior doors to help prevent sand and grit from getting on the floor. However, be aware that area rugs or mats with rubber, foam, or plastic backings can cause permanent discoloration.

Moving Furniture

Moving appliances across resilient floor covering can result in tears and wrinkles. Install coasters on furniture legs to prevent permanent damage. Use of rolling caster chairs is not recommended; they can damage your floor. If you damage the resilient floor, you can have it successfully patched by professionals. We leave any remnants of floor covering materials for this reason.

No-Wax

The resilient flooring installed in your home is the no-wax type. No-wax means a clear, tough coating that provides both a shiny appearance and a durable surface. However, even this surface will scuff or mark. No-wax does not mean no maintenance; follow the manufacturer's recommendations for maintaining the finish. Periodically use Mannington or Armstrong high-gloss polish to restore the shine. Do not use wax or solvent-based polishes. A protective polish on a new floor is highly recommended to protect the finish and prevent damage.

Raised Nail Heads

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

Scrubbing and Buffing

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

Seams

Any brand or type of resilient flooring may separate slightly due to shrinkage. Seams can lift or curl if excessive moisture is allowed to penetrate them. You can use a special caulking at tub or floor joints to seal seams at those locations. Avoid leaving water on the floor.

Shoes

Keep high heels in good repair. Heels that 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 enough to damage hardened concrete; it will damage your floor.

GOODIER BUILDERS Limited Warranty

We will confirm that resilient floor covering is in acceptable condition during your orientation. GOODIER BUILDERS limited warranty does not cover damage to resilient floors caused by moving furniture or appliances into the home. We can assist you in contacting professionals who can repair such damage if it occurs in your home. GOODIER BUILDERS is not responsible for discontinued selections.

Adhesion

Resilient floor covering should adhere. GOODIER BUILDERS will repair lifting or bubbling and nail pops that appear on the surface.

Ridges

GOODIER BUILDERS has sanded and filled the joints of underlayment to minimize the possibility of ridges showing through resilient floor coverings. Ridging is measured by centering a 6-inch straight edge perpendicular to the ridge with one end tight to the floor. If the opposite end of the straight edge is 1/8 inch or more from the floor, GOODIER BUILDERS will repair this condition.

Seams

Seams will occur and are sealed at the time of installation. GOODIER BUILDERS will correct gaps in excess of 1/16 inch where resilient flooring pieces meet or 1/8 inch where resilient flooring meets another material. GOODIER BUILDERS will correct curling at seams unless caused by excessive water.

Roof

Homeowner Use and Maintenance Guidelines

The shingles on your roof do not require any treatment or sealer.

Clean Gutters

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

Leaks

If a leak occurs, try to detect the exact location. This will greatly simplify finding the area that requires repair when the roof is dry.

Limit Walking

Limit walking on your roof. Your weight and movement can loosen the roofing material and in turn result in leaks. Never walk on the roof of your home when the shingles are wet-they are slippery.

Severe Weather

After severe storms, do a visual inspection of the roof for damages. Notify your insurance company if you find pieces of shingle in the yard or shingle edges lifted on the roof.

Occasionally, severe winds may lift some shingles, but rarely will any damage be done. In cold

weather, some shingles may remain standing, but when warm weather returns, they will return to their normal position.

Shingle Overhang

Shingles shall overhang the roof edge by not less than ¼ inch and not more than ¾ inch unless the manufacturer's standards/specifications indicate otherwise.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS will repair roof leaks other than those caused by severe weather, such as hail damage, or some action you have taken, such as walking on the roof. Roof repairs are made only when the roof is dry.

Ice Build-Up

When the temperature drops below freezing, roof leakage can occur as a result of an ice dam. An ice dam occurs when warm air from living spaces rises into the attic, heating the roof and causing the snow to melt. As water runs down the roof under the covering of snow, it refreezes when it reaches the cold soffit area. When enough ice has formed at the soffit it begins to dam, preventing the water from going off the roof. The water backs up and under the roof shingles, causing water to enter your home. One solution is to get the snow off your roof when it is practical to do so. Your insurance may cover any resulting damage.

Inclement Weather

Storm damage is excluded from warranty coverage. Notify your homeowner insurance company if storm damage is discovered.

Shingles Blow Off

GOODIER BUILDERS will replace shingles that blow off in winds that are considered to be within tolerance of the manufacturer's standards/specifications. New shingles may not match exactly due to weathering and manufacturing variations.

Rough Carpentry

GOODIER BUILDERS Limited Warranty

Some floor and stair squeaks are unavoidable. Although GOODIER BUILDERS does not warrant against floor squeaks, a reasonable effort will be made to correct them.

Floor Deflection

Floors will deflect (bend) when walked on. This will be more noticeable next to hutches, bookcases, pianos, chairs, and other heavy furniture. This is not a structural deficiency and GOODIER BUILDERS will take no action for this occurrence.

Floor Level

Floors will be level to within ¼ inch within any 32-inch distance as measured perpendicular to any ridge or indentation. GOODIER BUILDERS will correct floor slope that exceeds this measurement.

Plumb Walls

GOODIER BUILDERS will correct walls that are out of plumb more than ½ inch in an 8-foot vertical distance or walls that are bowed more than ½ inch in any 32-inch horizontal measurement.

Rafters or Roof Ridge Beams

GOODIER BUILDERS will correct rafters or roof ridge beam bows that are bowed greater than 1 inch in 8 feet.

Roof Sheathing

GOODIER BUILDERS will correct roof sheathing that appears "wavy" or bowed, when the bow is in excess of ½ inch in 2 feet.

Siding

Homeowner Use and Maintenance Guidelines

Siding expands and contracts in response to changes in humidity and temperature. Slight waves are visible in siding under certain weather conditions; this cannot be entirely eliminated.

Cedar Siding

Wood or wood-product siding will require routine refinishing. The timing will vary with climatic conditions, generally every two-three years. Refinishing is a homeowner maintenance item and is not covered by the builder's warranty.

Since wood is a natural product exposed in an exterior setting subject to harsh and damaging weather conditions, it will develop some cracks and splits. These should be caulked with an exterior grade caulk, and stained to match the siding color

See also [Paint](#) and [Wood Trim](#).

Cleaning

Never clean siding with chemicals, steel wool, or wire brushes. There is no effective remedy for scuffed or scraped aluminum or vinyl siding, except replacement.

Sunlight

Any color siding, when exposed to the ultra-violet rays of the sun, will fade. This condition cannot be prevented and is not considered a defect. However, panels on the same wall should fade at the same rate.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS will caulk and apply touch-up paint to cracks that exceed 3/16 inch. We provide this repair one time only near the end of the first year. Paint or stain touch-up may not match. We will correct any separation at joints or where siding meets another material if the separation allows water to enter the home. GOODIER BUILDERS will correct delaminating siding.

Cedar Siding

Bows in excess of 1/2 inch in 32 inches are deemed unacceptable, and will be corrected. End gaps wider than 3/16 inch are also unacceptable, and will be corrected.

Cuts & Gaps

Visible cuts in the siding shall be straight, plumb and neat. Crooked cuts greater than 1/8 inch from the true are not acceptable and will be repaired. Gaps between siding and molding shall not exceed 1/4 inch.

Nails

Facing nails shall be of a color to match the trim they affix and no nail heads in the field of the siding shall be exposed.

Straightness

Any piece of siding more than 1/2 inch off parallel in 20 feet with contiguous courses, or a contiguous break, such as a soffit line, is unacceptable and will be reinstalled to meet the performance guideline for straightness.

Waviness

Thermal expansion waves or distortions in aluminum or vinyl siding, sometimes called oil canning, are unacceptable if they exceed 1/4 inch in 16 inches.

Smoke Detectors

Homeowner Use and Maintenance Guidelines

Read the manufacturer's manual for detailed information on the care of your smoke detectors. Your smoke detectors are wired together so that if one goes off in one part of the house, the others should sound as well.

Batteries

If your smoke detector is making a "chirping" sound, you need to change the batteries, not just in the one that is chirping but also in ALL of the smoke detectors in your home. The batteries serve as a back up should the power go out.

Cleaning

For your safety, clean each smoke detector monthly to prevent a false alarm or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS does not represent that the smoke detectors will provide the protection for which they are installed or intended. We will test smoke detectors during the orientation to confirm that they are working and to familiarize you with the alarm. You are responsible for further safety precautions.

Stairs

Homeowner Use and Maintenance Guidelines

No known method of installation prevents all vibration or squeaks in a staircase. A shrinkage crack will develop where the stairs meet the wall. When this occurs, apply a thin bead of latex caulk and, when dry, touch up with paint.

GOODIER BUILDERS Limited Warranty

Although GOODIER BUILDERS does not warrant against stair vibration and squeaks, a reasonable effort will be made to correct them.

Termites

Homeowner Use and Maintenance Guidelines

We treat the soil around your foundation for termites. For details consult the termite soil treatment certificate provided at your settlement. Treatment for other types of insects or animal infestations is your responsibility.

GOODIER BUILDERS Limited Warranty

We certify treatment of your foundation for termites at closing. This is our final action for termites. GOODIER BUILDERS warranty excludes treatment for any other insect (such as ants, flies, and ladybugs) or animal (such as mice) infestations.

Ventilation

Homeowner Use and Maintenance Guidelines

Homes today are built more tightly than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors, indoor pollutants, radon, and carbon monoxide may all accumulate. We provide mechanical and passive methods for ventilating homes. Your attention to ventilation is important to health and safety.

Building codes require attic and crawl space vents to minimize accumulation of moisture. Attic ventilation occurs through vents in the soffit (the underside of the overhangs) or on gable ends. Driving rain or snow sometimes enters the attic through these vents. Do not cover them to prevent this. Instead, cover the insulation in front of the vent. When you do this, precipitation that blows in safely evaporates and ventilation can still occur.

Homes with crawl spaces usually include two or more vents. Open crawl space vents for summer months and close them for winter months, pulling insulation over them. Failure to close these vents and replace insulation may result in plumbing lines freezing in the crawl space. This occurrence is not covered by your warranty.

Your daily habits can help keep your home well ventilated:

- Do not cover or interfere in any way with the fresh air supply to your furnace.
- Develop the habit of running the hood fan when you are cooking.
- Use bath fans when bathrooms are in use.
- Air your house by opening windows for a time when weather permits.

Proper ventilation will prevent excessive moisture from forming on the inside of the windows. This helps reduce cleaning chores considerably.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS warranty guidelines for active components (for example, exhaust fans) are discussed under the appropriate headings (such as [electrical systems](#), [heating system](#), and so on).

Waterproofing

Homeowner Use and Maintenance Guidelines

We spray your foundation walls with an asphalt waterproofing material. Although we make every effort to assure a dry basement, during times of excessive moisture, you may notice some dampness. Over time, natural compaction of soils in the backfill areas will usually eliminate this condition. Careful maintenance of positive drainage will also protect your basement from this condition.

GOODIER BUILDERS Limited Warranty

GOODIER BUILDERS will correct conditions that allow actual water to enter the basement unless the cause is improper installation of [landscaping](#) or failure to adequately maintain drainage.

Windows, Screens, and Patio Doors

Homeowner Use and Maintenance Guidelines

Contact a glass company for reglazing of any windows that break. Glass is difficult to install without special tools.

Cleaning

Clean aluminum, metal and vinyl surfaces with warm, clear water. Do not use powdered cleaner.

After each cleaning, apply a silicone lubricant. Clean glass as needed with vinegar and water, a commercial glass cleaner, or the product recommended by the window manufacturer.

Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. Your family's lifestyle controls the humidity level within your home. If your home includes a humidifier, closely observe the manufacturer's directions for its use.

Door Locks

Acquaint yourself with the operation of patio door hardware for maximum security.

Door Tracks

Keep patio door tracks clean for smooth operation and to prevent damage to the doorframe. Silicone lubricants work well for these tracks.

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, your family will be accustomed to opening something before going through.

Sticking Windows

Most sliding windows (both vertical and horizontal) are designed for a 10-pound pull. If sticking occurs or excessive pressure is required to open or close a window, apply a silicone lubricant. This is available at hardware stores. Avoid petroleum-based products.

Storing Screens

Many homeowners remove and store screens for the winter to allow more light into the home. To make re-installation more convenient, label each screen as you remove it. Use caution: screens perforate easily and the frames bend if they are not handled with care.

Weep Holes

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.

GOODIER BUILDERS Limited Warranty

We will confirm that all windows and screens are in acceptable condition during the orientation.

GOODIER BUILDERS will repair or replace broken windows or damaged screens noted on the orientation list. Windows should operate with reasonable ease and locks should perform as designed.

Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. You influence the humidity level within your home; GOODIER BUILDERS provides no corrective measure for this condition.

Condensation that accumulates between the panes of glass in dual-glazed windows indicates a broken seal. GOODIER BUILDERS will replace the window if this occurs during the warranty period.

Infiltration

Some air and dust will infiltrate around windows, especially before the installation of landscaping in the general area. GOODIER BUILDERS warranty excludes this occurrence.

Scratches

GOODIER BUILDERS confirms that all window glass is in acceptable condition at the orientation. Minor scratches on windows can result from delivery, handling, and other construction activities. GOODIER BUILDERS will replace windows noted on the orientation list that have scratches readily visible from a distance of 4 feet. GOODIER BUILDERS does not replace windows that have scratches visible only under certain lighting conditions.

Tinting

If you add tinting to dual-glazed windows, all warranties are voided. Damage can result from condensation or excessive heat build-up between the panes of glass. Refer to the manufacturer's literature for additional information.

See also [Ventilation](#).

Wood Trim

Homeowner Use and Maintenance Guidelines

Shrinkage of wood trim occurs during the first two years or longer, depending on temperature and humidity. All lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink

less lengthwise than across the grain. Wood shrinkage can result in separation at joints of trim pieces. You can usually correct this with caulking and touch-up painting.

Shrinkage may also cause a piece of trim to pull away from the wall. If this occurs, drive in another nail close to, but not exactly in, the existing nail hole. 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 joists below. Again, you can correct this condition by removing the old nails and nailing. You may prefer to wait until after the first heating season to make all needed repairs at one time.

See also [Expansion and Contraction](#).

GOODIER BUILDERS Limited Warranty

During the orientation we will confirm that wood trim is in acceptable condition. Minor imperfections in wood materials will be visible and will require no action. GOODIER BUILDERS will correct readily noticeable construction damage such as chips or gouges if they are noted during the orientation.

Exterior

GOODIER BUILDERS will caulk and apply touch-up paint to cracks in exterior trim components that exceed 3/16 inch. We provide this repair one time only near the end of the first year. Paint or stain touch-up may not match. We will correct any separation at joints that allows water to enter the home.

Raised Grain

Because of the effects of weather on natural wood, you should expect raised grain to develop. This is normal and not a defect in the wood or paint. Warranty coverage excludes this condition.

Sample Maintenance Schedule

Item	Monthly	Quarterly	Semiannually	Annually	Comment
Clean and test smoke alarms	X				
Test and reset all GFCI's	X				
Clean and change furnace filter	X				
Operate heat system			X		Early in the fall
Operate air conditioning system			X		Early in the spring
Inspect drainage			X		
Seal concrete cracks			X		
Inspect exterior paint or stain			X		
Touch up caulk			X		
Touch up grout			X		
Lube garage overhead door and tighten bolts			X		
Drain some water from bottom of water heater				X	Or as directed by the manufacturer's literature
Clean gutters			X		
Operate pressure relief valve on water heater				X	
Clean window weep holes				X	Or as needed