

Bathrooms

Bathtubs/Sinks>Showers:

Normal Expectations: All bathtubs, sinks and showers should function correctly, without any plumbing leaks. Be aware that chips or cracks can occur if the surfaces are hit with a sharp or heavy object, and shower door deposits will build-up if not cared for or cleaned properly.

Homeowner Care: It is helpful if you wipe out your bathtubs, showers, glass shower doors, jetted tubs, and sinks after every use, using any mild, nonabrasive detergent. This prevents the build-up of hard to remove soap scum. Never walk in your shower or tub with shoes on, as it will scratch the surface. Also, avoid using rubber floor mats, because this may cause surface blisters, as well as trap fungus and mold.

Jetted Tubs: Special cleaning instructions are required for whirlpool bath systems. About twice a month, fill the tub with cold water, add 1 cup of dishwasher soap and 4 ounces of household bleach. Run the whirlpool for 15 minutes, and drain. Fill with water again and run for another 5-10 minutes. This will keep the system clean and disinfected. Be very careful not to operate the whirlpool without water, as this could burn out the pump.

Bath Caulking: If the caulking around your bathtub, shower or sink appears dried out or cracked, you need to remove the old caulking and replace it. It is very important to maintain caulking where the tub and shower meet resilient (a.k.a. "vinyl") floor, as this helps keep water from seeping under the flooring and rotting the wood underneath. If you do not have a caulking gun, caulking material can be bought in disposable applicator tubes. Only 100% silicone should be applied. To run a smooth caulking bead, simply add a couple of drops of dishwashing detergent to a small bowl. Add about 8 ounces of lukewarm water and stir. Once you have run the caulking bead, dip the finger that you will use to smooth out the bead in the soapy water and run it along the bead until you reach the desired consistency. Re-dipping the finger during this process makes it a little easier to cleanup.

Within the "Fit and Finish" Warranty Period: Centex Homes will repair any flaws in porcelain or fiberglass surfaces reported prior to closing. We will not assume any responsibility for mineral deposit build-up or caulking replacement. Whirlpool tubs will be corrected to meet performance standards unless the problem is a direct result of homeowner negligence. Plumbing leaks will be corrected within the applicable warranty period.

Ceramic Floors:

Normal Expectations: Ceramic tile may crack or loosen. Cracks that develop in the grout of the ceramic tile joints should be expected due to normal shrinkage conditions. Hard water deposits, soap scum, body oil build-ups, etc. will discolor ceramic tile and its grout. Homeowner maintenance is required to maintain the appearance of the ceramic tile.

Homeowner Care: Ceramic tiles are very durable. However, regular care should be taken to keep your tile looking like new, and to prevent the growth of mold and mildew. The homeowner should caulk the corners where grout frequently cracks. To clean tiles, use clear water or a weak solution of mild detergent. Detergents may build up and discolor the grout. If discoloration occurs, use clear water to rinse the floor. Avoid using products that have bleach as they could remove the color from floor grout. Pads should be applied to the bottoms of chairs to prevent the movement of the chairs from scratching the tiles.

The grout used for floor tiles is a mortar-based product, colored per your selection. Refer to your “Color Selection Reference” page in the “Helpful Information” section of this manual, if tile replacement is ever needed.

Winter Conditions: The climatic changes in your house may cause grout to crack. In particular, bath walls with ceramic tile are likely to separate at the corners.

Within the “Fit and Finish” Warranty Period: Centex Homes will replace, during the warranty period, any cracked tiles and re-secure any loose tiles, unless the defects were caused by homeowner negligence. Grout cracks will be repaired one time only during the warranty period. Because texture and color will vary within each production run of a manufacturer’s tile and grout, and may also vary as a result of use, care, cleaning and age, we cannot assure a color match or availability of products if repair or replacement is needed.

Drains:

Normal Expectations: Drains should operate as intended. Sink stoppers should hold water for a considerable period of time.

Homeowner Care: Each plumbing fixture in your home has a drain trap. The trap holds water, which prevents sewer gas from entering the house. If any fixture is used infrequently, it should be turned on at regular intervals to restore the water barrier to alleviate sewer gas from entering your home.

Traps, because of their shape, are also the points at which drains are most likely to be clogged. If the drain clogs, use a plunger first. Be sure the rubber cap of the plunger covers the drain opening and that the water covers well above the cup edge. Working the plunger up and down rhythmically 10 to 20 times in succession will build-up pressure in the pipe and will be more effective than sporadic, separated plunges.

If a plunger does not work, try using a plumber's snake, which can be rented or purchased at a hardware or plumbing store. Be sure to turn the handle of the snake in the same direction when removing it as you did in inserting it. This will keep any matter attached to the snake from coming loose before it is removed.

Within the “Fit and Finish” Warranty Period: Centex Homes will correct faulty drains if the problem is deemed a construction defect. If clogged drains are found to be due to homeowner negligence, the repair will not be covered within this warranty. Blockages in the main sewer beyond the exterior wall line of your home are not covered by this warranty and are the responsibility of the homeowner.

Faucets:

Normal Expectations: Faucets should operate correctly. The finished surface should be free of defects.

Homeowner Care: To maintain and ensure the "like new" appearance of your faucets, the following suggestions are given:

1. Wipe as needed with a soft, damp cloth.
2. Use warm water only to remove dry water spots.
3. Do not use abrasive cleaners or those that contain alcohol or other harsh chemicals, such as Dow Scrubbing Bubbles.
4. Occasionally apply a high quality wax polish to your faucet's finish to make routine care easier.

Aerators: Aerators are devices that reduce splashing by incorporating air into the water coming out of the faucet. Aerators contain screens that collect unwanted deposits, and should be cleaned every 3-4 months. To clean an aerator, unscrew it from the mouth of the faucet, remove any deposits, rinse all of the components, and replace them in the original order. Consult your manufacturer's literature for further instructions.

Within the "Fit and Finish" Warranty Period: Centex Homes will implement the manufacturer's warranty for one year after closing, and will repair those fixtures that are defective.

Marble Tops:

Normal Expectations: Your vanity tops should be free of defects in material and workmanship. Caulking may separate and crack. Caulk repair or replacement is the responsibility of the homeowner.

Homeowner Care: The marble vanity tops installed in your home are very delicate and must be cared for properly. To clean, use nonabrasive aerosol foam cleaner. Do not use abrasive cleaners, as they will damage the high gloss finish.

It is important to keep the countertop and sink waxed. This will make cleaning easier and help to maintain the shine. Gel-Gloss™ or an equivalent solution is recommended, but you can also use a paste wax. Automotive polishing compound or baking soda will remove simple stains and minor scratches.

Within the "Fit and Finish" Warranty Period: Centex Homes will repair those tops that are defective. Noticeable top surface flaws, such as scratches, chips, etc. will be repaired only if noted in the Pre-Settlement Orientation. Centex Homes is not responsible for minor shade variations between the sample and the finished product, or adjacent areas not replaced as part of the repair or replacement.

Toilets:

Normal Expectations: Toilet fixtures should flush completely and stop running after the tank fills. Flushing paper materials other than toilet paper will plug the toilet piping. Condensation may occur on the surface of the tank when humidity is high, and is not a warranted item. Plumbing should not leak.

Homeowner Care: The toilets in your new home are 1.6-gallon capacity toilets as required by federal standards. Do not flush anything down the toilet besides toilet paper. General cleaning should be done using a nonabrasive commercial toilet bowl cleaner. Do not put chlorine type cleaning disks in your toilet because they will destroy the rubber parts in your tank, causing it to run constantly. If the water chamber appears to leak, it may only be condensation forming on the outside of the tank and dripping to the floor. If you experience warrantable issues with your toilets under the standards set forth in the Residential Warranty Corporation warranty booklet, please call your plumbing contractor listed in the "Contacts for Service Emergencies" page located in the "Helpful Information" section.

Within the "Fit and Finish" Warranty Period: Plumbing problems will be repaired if they are a result of defects in material or workmanship. Problems caused by flushing anything other than toilet paper are not covered by this warranty.