

EXTERIOR

Brick/Stone and Mortar

Normal Expectations: Brick is irregular in size and shape, and may have small chips or surface cracks. This is normal (due to manufacturing) and helps to create the texture of brick. Small cracks in mortar joints are also normal and should be anticipated. Efflorescence, water-soluble salts carried to the surface by water evaporation, may appear as a white powdery substance on new brickwork.

Homeowner Care: Brick veneer and masonry fireplaces are very low maintenance. You should expect that small cracks in the mortar may occur over time. It is very important that you do not stand on the hearths of your fireplace since this will loosen the bricks and crack the mortar. Also, avoid dropping heavy objects, such as logs or tools, onto the hearth since this may have the same effect. Efflorescence removal is a homeowner responsibility and is not warranted.

To clean substances off of the brick, use water and a stiff scrub brush. Warning! Normandy style brick cannot be scrubbed, since the white finish can be removed. Do not use cleansers as they may discolor the brick or mortar. To remove substances such as paint, use a fine grade wire brush to scrape the unwanted material from the surface. Be sure to go with the grain of the brick material, taking care not to remove any of the mortar.

Within the “Fit and Finish” Warranty Period: Centex Homes will repair cracks in excess of 1/4” by surface tuck-pointing or other acceptable methods. We will not be responsible for color variations that may appear between patching materials and existing brickwork. We prefer not to make these repairs until the end of the warranty period to permit normal lumber shrinkage and to allow humidity levels to stabilize.

Caulking:

Normal Expectations: Latex caulking is applied around doors, windows, exterior vents, air conditioner lines, sillcocks, gas piping, where siding abuts brick or wood, and other locations. All caulking will shrink and crack with time.

Homeowner Care: Caulking around the house should be checked semi-annually for shrinkage and cracking, and re-caulked as necessary.

Within the “Fit and Finish” Warranty Period: Caulking is a Homeowner maintenance item, and not covered within this limited warranty.

Driveways:

Normal Expectations: Asphalt driveways should maintain proper drainage, with no excessive standing water 48 hours after normal rainfall. Asphalt will dent or perforate during hot weather, and the color will fade due to weather exposure. The asphalt installed on your driveway is very comparable to the installation of roadway surfaces. It is installed by "squeezing" the material to a desired density. Even at maximum density, the aggregate or stone of the asphalt will be visible.

Asphalt may crack due to the forces of nature, and this should be expected. Frost heave conditions during the winter months may cause your driveway to move up and down, possibly creating a ridge higher than the garage slab, sidewalk or curb. As the earth under your driveway compacts, your driveway may settle at the garage slab. Settlement as much as 2-3 inches is common.

Homeowner Care: If your asphalt driveway has just recently been installed, we suggest you do the following:

- **DO** exercise care with bicycle kickstands, chairs, ladders, car jacks, and even high-heeled shoes. Any sharp projection will cause indentations, especially on hot days.
- **DO** apply a good driveway sealant recommended by your area hardware store after one year to maintain and enhance your driveway's durability and appearance.
- **DO NOT** turn the wheels when the car is parked in the driveway.
- **DO NOT** drive on the asphalt surface for at least 5 days after installation. This will, of course, include any moving vans or heavy vehicles at time of move-in.
- **DO NOT** park on the surface for at least 10 days after installation. Normal traffic from the street to the garage is harmless after the initial 5-day waiting period.
- **DO NOT** be concerned with tire marks caused by parking and power steering, as further traffic and future sealing will help minimize the visibility of these minor imperfections.
- **DO NOT** spill gas, oil, antifreeze, turpentine, or any petroleum products on the asphalt, as these substances can cause the material to disintegrate.

Winter Conditions: Asphalt driveways have been designed to move (relatively) freely directly at the area in front of your garage. As the ground freezes, the driveway may rise above the level of the concrete in the garage. This can vary from 0" to 2" (or more depending on soil conditions, moisture content in the soil and weather conditions). These movements are not controllable and vary from home to home and year to year. Driveway movement will occur for the life of your home.

Within the "Fit and Finish" Warranty Period: Centex Homes will repair excessively settled areas by patching or filling the affected area only. We will not be responsible for color variations that occur between existing and patching materials. We cannot be responsible for any work done to the driveway by the homeowner (i.e. driveway sealant). No holes, tire marks, or tire grooves will be repaired unless noted in writing by a Centex Homes Representative on or before your Pre-Settlement Orientation.

Exterior Trim:

Normal Expectations: The exterior wood trim on your home should be clean cut and secured properly. Natural characteristics of wood such as knots, open grain, and varying degrees of texture should be expected. In all cases, the exterior trim shall be capable of excluding the elements. The effects of weather on natural wood will cause some raised grain, and this should be expected. This is normal and not a defect in the wood or paint.

Homeowner Care: Repaint exterior trim as needed. The original paint color may not match existing paint, due to aging. Your original exterior trim color is recorded in the "Color Selection Reference" in the "Helpful Information" section of this manual.

Warmer Month Conditions: Exterior trim that is wrapped with aluminum may start to appear to be wavy. This is normal, due to the expansion of the aluminum (or vinyl) material when exposed to heat in the spring and summer months.

Within the "Fit and Finish" Warranty Period: Centex Homes will repair trim that becomes loose, unless it is a result of adverse weather conditions (i.e. high winds, tornado, etc.), in which case the homeowner's insurance company should be contacted. Painting will be warranted against peeling and cracking within the fit and finish warranty period, but a color match between repair and existing materials cannot be guaranteed.

Landscaping:

Normal Expectations: Ground settlement around your foundation will occur. The grade of your lot should provide positive drainage away from your foundation (sometimes by the use of swales). No "custom" grading will be done. No standing water should remain in any area ten-feet of your homes' foundation within 24-hours after a rain, except in swales, which may take up to 48-hours to drain. This timeframe may be prolonged in the case of unusual sump pump discharge, irrigation, or severe weather conditions. Standing water beyond the ten-foot perimeter of your home is not included with this warranty and is the responsibility of the homeowner.

Wooded lots: All trees within 35' of the foundation will be removed to ensure proper drainage. The final grade of wooded lots will stop at the designated tree line.

Homeowner Care: Proper care of the grounds around your home will not only add to its beauty, but also to the protection of its structure. For this reason, it is very important to carefully plan and maintain a proper landscaping scheme throughout the life of your home.

Grading: Your house lot and surrounding lot grades were established by professional engineers to provide positive drainage away from your home in all directions. It is essential that this proper drainage be maintained. **Do not put trees or other landscaping materials in the swales or critical drainage areas, as they will prevent proper drainage of your lot.**

When landscaping is against the foundation, make sure you do not bank the soil up to or over your siding. This will result in water entering the joint between the foundation and wall material, and promote wood decay. Keep at least 6 inches between the earth and the siding. Also, it is important to remember that the slope needs to be maintained away from the foundation with soil and not landscape materials. Water will permeate landscape materials and follow the contour of the earth below.

Lawn/Sod: We suggest you follow the watering schedule provided for your new sod. The suggested watering amounts are given in inches. You can measure this by placing an empty can about 6 feet away from the sprinkler, and measuring the height of water in the can.

First 2 weeks: Apply 1 inch of water every day. Areas of heavy sun, sharp grades and hills, near blacktop driveways and walks will need more frequent watering

3rd through 5th week: Apply ½ inch of water every 2-3 days. If the grass blades have a dull blue/green appearance, the sod needs more water.

Thereafter: After the 5th week your lawn should be established and general maintenance can begin on a regular schedule. Your lawn will require approximately 1 inch of water (or rain) per week. Do not water lightly throughout the week but rather do 1 or 2 heavy watering's per week.

Other Maintenance: Aerate the yard 1-2 times per year, at fall and or spring. Rake away dead and matted grass every spring. Fertilize in mid-to-late May and also in early September.

Trees: Your new tree(s) are counting on you to provide proper care. We suggest the following:

Watering: Apply a deep, thorough watering once a week for at least the first two growing seasons. Put a hose at the tree's base and let it soak slowly for two hours. Keep in mind, over watering can drown your trees.

Mulch: Keep the surface of the root ball free of weeds, grass seed, or sod. Protect by applying 3 inches of wood chips, ornamental stone, etc.

Fertilizing: Your trees(s) should be fertilized bi-annually using Root Feeders or Tree Spikes applied at the root ball. Fertilize spring planted trees during their first fall, and fall planted trees the following spring. Your local nursery store can recommend an appropriate fertilizer to use.

Winter Trunk Wrapping: Thin barked trees such as maples, honey locusts, or lindens are very susceptible to winter sunscald and cracking. Wrap the trunks of these trees with a commercial tree wrap in November and remove in April. Repeat until bark is thick and dark.

Within the "Fit and Finish" Warranty Period: Centex Homes is responsible only for establishing the necessary grades and swales per the engineered survey. We will fill in settled areas in a ten-foot perimeter around the foundation once within the warranty period, but will not assume any responsibility for any landscaping which may be present (sod, bushes, rock, etc.) at the time of repair. Erosion and soil runoff will not be covered by this warranty. Changing the grade in any way voids this warranty.

Sod is a homeowner's or association maintenance item and is not covered by Centex Homes. Trees installed by Centex Homes that die within the first year will be replaced by Centex Homes or Centex Homes will reimburse the homeowner the amount of Centex's cost for the tree, providing the tree(s) received proper homeowner care. Centex Homes will not assume any responsibility for trees that existed before construction. Retaining walls built by Centex Homes for proper drainage and frost protection are not part of the dwelling structure and are not covered by any warranty

Wooded lots: Centex Homes will not remove any trees that die after closing. All trees and brush outside the construction radius will be left in the "natural" state and, therefore, will not be removed.

Outside Lawn Faucets:

Normal Expectations: Sillcocks are equipped with a back flow preventor, which may make a howling sound when small diameter hoses are attached. This cannot be remedied, as it is required by local building code.

Homeowner Care and Winter Conditions: Standard sillcocks need to be drained in the fall before the temperature falls below 32°F to prevent them from freezing and damaging your plumbing. Use the following procedure to drain the water from the line:

1. Find the shut-off valve in the basement (in the mechanical room or near the sillcock). Turn the handle clockwise until it stops. Now the valve is closed.
2. Place a bucket under the valve.
3. Turn the small cap on the side of the valve (bleeder valve) counterclockwise to remove and drain water from the line (a pliers may be necessary).
4. Open the outside sillcock (turn handle counterclockwise) and depress the nipple sticking out of the sillcock hose attachment site to allow all water in the line to drain.
5. Return the outside sillcock valve to its original closed position, reinstall and properly tighten the small drain cap (bleeder valve) inside.

Within the "Fit and Finish" Warranty Period: Centex Homes will repair or replace exterior faucets that are defective. Centex Homes will not assume responsibility for damage caused by pipes that froze due to improper maintenance.

Roofing:

Normal Expectations: The roofing on your home should not leak under normal conditions. Ice build-up can occur at the eaves of the roof during alternate freezing and thawing conditions. Louvers or vents should not leak under normal conditions, but driving snow or rain may penetrate louvers. Shingles should remain secure under normal weather conditions.

Homeowner Care: Your roof shingles are relatively maintenance free, but there are some rules of care that must be followed in order to keep them in good condition. These precautions are as follows:

- **ALWAYS** use caution when walking on your roof, particularly on very hot days when your shingles are soft and pliable, or on very cold days when your shingles are brittle and can crack easily.
- **ALWAYS** conduct an inspection of your roof's condition on an annual basis, or after any significant storms.
- **ALWAYS** check the roof after inclement weather and re-secure loose shingles.
- **ALWAYS** remove snow accumulations covering the vents located at the peak to provide adequate ventilation of the attic space.
- **NEVER** use shovels to remove snow from your roof. A specially designed roof rake is less likely to damage the shingles.
- **NEVER** attempt to break ice off of your roof with any tools.

Winter Conditions: Ice Dams: Ice dams occur typically at the eave ends of the roof. This is due to the continual thawing and freezing of melted snow. Sometimes melting snow will refreeze at the eave edge of your roof where it is colder due to additional cold air under the overhang. To minimize ice damming it is important to maintain attic ventilation as well as removing excessive amounts of snow. If deep snow buries the ridge vents on your home, they should be uncovered to re-establish attic ventilation. Water dammed up from melting snow can back up under shingles, and leak through your roof, causing interior damage. Damage caused as a result of ice damming is not the responsibility of Centex Homes.

Snow and Ice Removal is the responsibility of the Homeowner. Professionals should remove significant amounts of ice and snow. However, in many cases, snow removal can be accomplished by using a long handled roof rake made for this purpose.

Within the "Fit and Finish" Warranty Period: Centex Homes will warrant the roofing materials and workmanship under normal weather conditions. Damage caused by winds in excess of 57 miles per hour will not be warranted and should be claimed through homeowner's insurance. Ice build-up is a homeowner's maintenance responsibility and, therefore, Centex Homes will not correct damage caused as a result. Leaks as a result of homeowner alterations, driving snow, ice dams or driving rain are not covered by this warranty. Centex Homes cannot assume responsibility for color variations between the existing roof and the repair materials.

Exterior Walls: Please reference the Residential Warranty Corporation's warranty booklet for proper expectations and applicable warranty periods for the performance of the exterior walls of your home.

Siding:

Normal Expectations: Many siding materials expand in hot weather and contract in cold weather. Cracking or popping noises are common when direct sunlight causes rapid expansion of these sidings. All siding should remain secure under normal weather conditions. Dents and scratches can occur.

Homeowner Care:

Aluminum and vinyl siding: These materials are low maintenance, but do require some homeowner care. Take special care to not dent or scratch your siding. Refrain from directing sprinklers against the house so water does not get behind the siding. Weed whips will damage all sidings, particularly vinyl, so please use them cautiously. Vinyl siding can get brittle in cold weather conditions; use caution when operating a snow blower around vinyl siding. Snow blown against the siding or hot exhaust directed at the siding can damage it. Vinyl siding is also susceptible to damage from the heat of barbecue grills. Be certain to maintain enough space between hot grills and vinyl siding to minimize the risk of damage.

Within the “Fit and Finish” Warranty Period: The manufacturer of the siding installed on your home provides a warranty for defects and deficiencies that may occur in its’ product. Within the fit and finish warranty period, Centex Homes will correct siding creases and dents created by expansion and contraction. Other dents and scratches will not be repaired unless noted in the Pre-Settlement Orientation. Loose siding will be re-secured, unless due to adverse weather conditions. Centex Homes will not assume responsibility for color variations between the existing materials and materials used for repair.

Concrete Items:

Normal Expectations: Concrete structures will develop cracks, especially in a climate where temperature changes are extreme, as in Minnesota. Cracking often occurs due to extreme conditions, such as severe frost. Minor cracking and flaking due to expansion and contraction is unavoidable and is not covered by this warranty. Water should drain from outdoor stoops and steps. The garage slab is unheated and is designed to lift due to frost. This lifting will affect the slope and subsequent drainage.

Homeowner Care: If undesirable cracks occur, simple repairs can be done by patching the area with commercial patching compounds found at your local hardware store. Your concrete floor should be kept clean and clear of salts and chemicals. Salts and deicers used on public streets in the winter will collect on the undercarriages of vehicles and find their way onto the garage floor.

Special care and maintenance by the homeowner will be necessary during inclement winter weather. No salts should be used on concrete. Salt, fertilizers, or kitty litter have elements that react chemically with concrete and quickly cause it to break down. Therefore, refrain from using anything but sand for added traction.

Within the “Fit and Finish” Warranty Period: Centex Homes will repair concrete cracking exceeding ¼” width and or ¼” vertical displacement by surface patching or other methods as required. Centex Homes will not be responsible for color variations evident when using the repairing material or due to changing weather conditions during installation. Slab slope and drainage are not covered under warranty. Centex Homes does not warrant against damage to concrete surfaces caused by the use of salt or other de-icing materials.

Steel Doors:

Normal Expectations: All exterior doors should function properly. Doors are not indestructible and may dent. They are not 100% airtight; so you may feel a draft from direct wind. Weather stripping should help to contain any drafts that you may experience. The garage service door, by state building code, may be equipped with self-closing hinges.

Exterior doors are well insulated. Extreme winter temperature differences from outside of the door to inside can make your door “bow” slightly. You will find it may take a little extra push to make sure the door latches tightly. This is normal, and as temperatures moderate, the door latch will work more smoothly.

Because the exterior doors in your home are metal or have metal components, which are directly in contact with the outside air temperature, these areas (typically thresholds) will be colder than other areas in your home. Based on the moisture content in your home, you may find condensation or frost at these locations.

Homeowner Care:

Weather-Stripping: Weather-stripping will occasionally require adjustment or replacement to maintain a good seal. Usually a good seal is restricted by the compression of the weather-stripping by the door. This can be easily resolved by running your finger up and down the groove in the weather-stripping. A well-sealed door should be somewhat hard to open and close. No matter how good a door is or how well it is weather-stripped, it is not possible to create an impenetrable seal. It is not abnormal to replace weather-stripping annually based on the usage of your doors. If you desire a more weather tight seal you may choose to install a storm door.

Painting: The paint on the steel doors will require touch-up and repainting. You can find your original paint color by looking in the "Color Selection Reference" located in the “Contacts and Helpful Information” section of this manual or from the selection documents you received during construction. Apply paint with a medium $\frac{5}{16}$ " nap roller. Touch-up paint will show shade variations due to the weathering of the existing paint.

Thresholds: If a gap is present between the bottom of the door and the threshold, it can be easily adjusted. Simply, loosen the screws and move the sweep down so it touches the threshold (if applicable). This may solve problems with drafts under the door. Your door sweep will wear more rapidly as the tightness of its fit is increased, necessitating occasional replacement.

Locksets: During construction, your exterior doors were keyed to one main construction key. Your new keys, provided at closing, will convert these same locksets to your own private key as soon as you insert them into the lock. Simply turn the key until you hear a small click. This will ensure that your home is now accessible to you and only you.

All Schlage™ locksets come with a mechanical and finish warranty from the manufacturer. Exterior Schlage™ locksets carry a 25-year mechanical warranty, and a 5-year finish warranty. Schlage™ interior locksets also carry a 25-year mechanical warranty and a 5-year finish warranty. The Schlage™ warranty covers premature deterioration of the finish and or defects in material and workmanship. Abuse and misuse will void their warranty coverage. Contact the Schlage™ Lock Company directly if mechanical or finish defects occur: Schlage™ Lock Company: 1-888-805-9837

Keep in mind that your new locksets, due to egress and emergency concerns, will still turn on the interior side of the knob when they are actually locked, posing a potential need for a hidden key in an exterior location.

Within the “Fit and Finish” Warranty Period: Centex Homes will adjust steel doors so they function correctly. Weather stripping should function properly, but we will not replace weather-stripping that is worn from normal use. Exterior locksets will be warranted for their operation only. Centex Homes cannot assume any responsibility for color variation that may occur in repair material.

Window Wells:

Normal Expectations: Window wells should drain properly within a reasonable time following a typical rainfall, provided they are free of debris and obstructions. Window wells should remain attached to the foundation walls. Very heavy rainfalls may overwhelm the ability of the window well to disperse the water into the ground.

Homeowner Care: The window wells installed in your home do not require much homeowner care, however, it is important that all window wells, especially egress wells, are kept clean of leaves, debris, snow, etc. in case an emergency exit is needed.

Snow left in the window wells may allow a freeze/thaw process to occur in which water may come through the window. You may need to bail excess water from your window wells to prevent water from entering through the window.

Winter Conditions: Window wells may separate from the basement wall due to frost or soil settlement.

Within the “Fit and Finish” Warranty Period: Centex Homes will correct the drainage of window wells if standing water exists for extended periods of time. We will reattach any window wells that pull away from the foundation during the fit and finish warranty period.

Garage Doors:

Normal Expectations: Garage doors will operate properly under normal conditions. They are not weatherproof, and entrance of air, dust, rain, snow, and light should be expected. Open space between the door and the floor should not exceed 3/4" for any 8-foot span. Garage doorstops must be loose enough so as not to impede operation of the door.

Homeowner Care: The moving parts of the garage doors should be oiled, and the cables should be checked for fraying every 6 months. The screws connecting the hinges to the door should also be checked and tightened as necessary.

Winter Conditions: Openers may need adjustment due to misalignment of the electric eye, especially if the concrete floor or track moves due to weather conditions. Maintenance and adjustments are the homeowner's responsibility. Snow and ice should be removed from inside and in front of the garage to prevent the garage door from freezing down.

Within the “Fit and Finish” Warranty Period: Centex Homes will adjust doors to the manufacturer’s specifications if required. However, when adjustment is determined to be the result of the homeowner’s actions or negligence, it will become the homeowner’s responsibility to make the needed corrections. This includes any problems caused by or related to the installation of an automatic door opener by anyone other than Centex Homes.

Garage Door Openers:

Normal Expectations: Garage door openers will perform correctly according to the manufacturer’s specifications. The opener package will include all of the safety components as required by state law.

Homeowner Care: Door openers should be kept free from obstructions. Minnesota State law now requires all newly installed garage door openers must include “an edge sensor, safety beam, or similar device”. These devices will reverse a closing door if an obstruction is in the way. For safety, these devices should be checked every 6 months for proper operation. If problems arise, consult the information packet supplied by the installer for certified repair information.

Winter Conditions: Minor homeowner adjustments may need to be made during the winter months due to garage slab movement. See product literature for instructions.

Within the “Fit and Finish” Warranty Period: We will service only those openers that were purchased through Centex Homes and installed before closing. Service repair will include what is necessary to ensure smooth and correct operation.