

Miscellaneous

Attic Access:

Normal Expectations: Attic and roof construction is designed to support the weight of the roof only. Attic areas are not to be used for storage or attic rooms. Failure to abide by this recommendation may result in severe damage to the structural components of your new home.

Homeowner Care: The access to your attic has been installed and covered to match the ceiling texture. Removing the panel to gain access will break this seal and will need homeowner repair to return it to its original condition. We recommend that this only be removed if absolutely necessary.

Within the “Fit and Finish” Warranty Period: If access is required to the attic by Centex Homes, the access panel will be touched-up to return the normal appearance of the ceiling. Centex Homes assumes absolutely no responsibility for any damage occurring due to homeowner access or misuse of attic space.

Smoke Detectors:

Normal Expectations: Smoke detectors should operate correctly according to the accepted building code. Frequent testing and cleaning should be done. Remember, any detection of smoke, excessive dust, etc. will set off the smoke detector. Your new smoke detectors are hard wired with electricity from your home as well as having a backup battery in the event of a power outage. All of the smoke detectors installed in your new home are wired in series, which means when one activates the others will also. Please replace the backup batteries in each of your smoke detectors on an annual basis, in the event a battery is in need of replacement, some models of smoke detectors will “chirp” until the replacement is completed.

Homeowner Care: There are certain basic procedures that will ensure that your smoke detectors function properly in an emergency. Carefully review the manufacturer’s literature to familiarize yourself with each unit, so that you may act accordingly if the detector is triggered. You should also familiarize yourself with the proper cleaning instructions for these devices. Monthly testing and cleaning of your smoke detectors is recommended. Batteries should be changed once a year in all detectors. If the detectors are not working, check the backup batteries, circuit breakers, and GFI outlets before calling for service.

Within the “Fit and Finish” Warranty Period: Centex Homes will repair or replace any smoke detector that is found defective. Batteries are excluded from this warranty. Failure to properly clean the device will void this warranty.

Central vacuum:

Normal Expectations: Central vacuum system should perform to the manufacturer's standards.

Homeowner Care: Your built-in vacuum system should give you a lifetime of trouble-free service if you follow some simple guidelines:

1. Never attempt to pick up anything that will not go through the cleaning tool or hose end, and never use the system to pick up construction debris.
2. Occasionally dust off power unit with a clean, dry, soft cloth.
3. Clean out the filter as needed.

Within the "Fit and Finish" Warranty Period: Centex Homes warrants this product from defects. The manufacturer may provide an additional warranty beyond Centex Homes' coverage period. Consult product literature for information.

Humidity

Aprilaire Humidifier Model 550 Option

Normal Expectations: Aprilaire Humidifiers are designed to maintain an indoor relative humidity level of 35% anytime the outside temperature is 20 degrees Fahrenheit. If the outside temperature is 20 degrees Fahrenheit or above and you have less than 35% relative humidity, there may be an electrical problem, humidity may be escaping from your home, your furnace may have a short running time, or water flow is being obstructed.

- No click at the solenoid valve indicates an electrical problem. Contact your heating and air conditioning dealer to further check the electrical components of your Aprilaire Humidifier.
 - The click sound at the solenoid valve indicates there is electricity to the solenoid valve. By turning the dial of the humidistat to a setting above the "click point" you should see water coming out of the drain line within a few minutes which would indicate your humidifier is working. Areas to check are:
1. Close all areas which could allow air and humidity to escape such as; fireplaces, windows, doors, etc. A mechanical ventilation (fresh air exchanger) will also affect humidity levels and the amount of mechanical ventilation involved should be considered.
 2. If the furnace has a short running time, it will also affect the amount of humidity in your home. One option is to operate your furnace blower motor constantly by switching the fan switch on your thermostat to the "on" position. When operating the furnace constantly, it is important the humidifier is supplied with service hot water to provide heat necessary for evaporation. If you have any questions on how to do this, contact your heating and air conditioning dealer.
 3. Your Aprilaire needs to be perfectly level. If your Aprilaire is not level, you will not get proper water flow which will affect performance and the relative humidity in your home. Check the water flow rate at the drain line. Proper water flow for the Model 550 is three gallons per hour and you should be able to fill a quart jar in approximately five minutes. For the Models 350, 360, 440, 560, and 760 the water flow rate is six gallons per hour and you should be able to fill a quart jar in 2 ½ minutes. If you do not have proper water flow, the water flow may be obstructed.
 4. The water panel requires annual replacement. If the panel has been in use for more than one humidifying season, replace it. The water panel can become clogged from mineral deposits left behind from the evaporation process. A clogged water panel will affect the amount of humidity in your home.

- If the solenoid valve makes a click sound and there is not water coming from the unit, this would indicate the flow of water is being obstructed.
1. To determine if water flow is being obstructed, turn off the furnace blower and turn the humidistat to the off position. The first location you would want to check for an obstruction would be at the saddle valve located on the water line supplying water to the unit. When checking the saddle valve, you want to make sure it is completely open. This can be done by turning the valve all the way to the left. If anything is clogged, it can be dislodged by turning the saddle valve all the way to the right and back to the left. Once this is done, turn the humidistat dial above the click point and you should see water coming out the drain line.
 2. If water is still not coming out of the drain, check the orifice and in-line strainer to make sure they are not clogged. The orifice is located in the tube on the discharge side of the solenoid valve. You may clear the orifice by inserting a needle through the small opening. Clean the strainer by running it under warm water to dislodge deposits or replace. After clearing and re-installing the orifice and strainer (be sure to double wrench all water connections), turn the humidistat above the click point and you should see water coming out the drain line.

If after trying the above you still have less than 35% relative humidity with an outside temperature of 20 degrees Fahrenheit or above, contact your installing heating and air conditioning dealer for further assistance.