

Dear Redfish Harbor Homeowner,

On behalf of everyone at aDoor Properties, I want to express our sincere appreciation for your decision to purchase a Redfish Harbor at Innerarity Point home!

This aDoor Properties Homeowner's Manual has been designed to familiarize you with your new home, assist you during the warranty period and provide helpful maintenance tips.

Please take the time to thoroughly review this manual. If you have any questions about the topics discussed, please do not hesitate in reaching out to us at [redfishharborliving@adoorproperties.com](mailto:redfishharborliving@adoorproperties.com).

Welcome to the aDoor family!

Sincerely,

*Austin Tenpenny*

President

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**Supplemental Documents Provided Via The Redfish Harbor Flash Drive – Included In Your Closing Packet: Redfish Harbor Warranty Certificates And/Or User Guides**

- Atlas Roofing System Warranty Brochure
- Carrier HVAC Warranty Conditions
- COREtec Flooring Do's and Don'ts
- COREtec Pro Plus Lifetime Residential Wear Warranty
- Design Product Inventory List
- Elkay Kitchen Sink Warranty
- Fabric Shield – Installation Guide
- Font Door Stain – Application Instructions
- Genie Garage Door Opener Manual
- Kwikset Smartkey Rekey Instructions
- Kwikset Warranty
- Ply Gem Windows – Locate Your Order Number
- Rasumussen Gas Logs
- Rinnai Hot Water Heater
- Samsung Gas Stove Manual
- Samsung Microwave Manual
- Samsung Range Hood Manual
- Samsung Refrigerator Manual
- Therma Tru Fiberglass and Steel Door Systems
- Wayne Dalton Garage Door Limited Warranty

## Immediate “To-Do’s” As A Redfish Harbor Homeowner

**1.) Transfer utilities within the first 72 hours.** After closing on your new Redfish Harbor home, you will need to transfer all utilities over to your name. All temporary construction utility accounts will be terminated after 72 hours so it is important that you take care of this immediately. For your convenience, utility providers along with their contact information have been provided below:

- Gulf Power Company, <https://www.gulfpower.com/>, 800-225-5797
- Emerald Coast Utilities Authority (Trash Service, Water, Sewer), <https://ecua.fl.gov/>, 850-476-0480
- Pensacola Energy (Gas) <https://www.pensacolaenergy.com/community>, 850-435-1800

**2.) Change the code to your front door.** Your home has been outfitted with a Kwikset SMARTKEY lock that works with your smart phone and other smart home solutions. The temporary code used during construction is 4770. Please follow the instructions included on page # 27 to change this code and to re-key your lock.

Note: keys to your exterior doors, as well as your Redfish Harbor mail kiosk were provided to you at the time of closing. To replace a house key, you’ll need to contact a locksmith. In the event you lose or need to replace your mailbox kiosk key, a new one can be provided to you for a small fee by contacting [redfishharborliving@adoorproperties.com](mailto:redfishharborliving@adoorproperties.com).

**3.) Register your new home at 2-10.com/homeowner.** Upon purchasing a Redfish Harbor home, your builder (aDoor Properties) will provide you with a certificate of coverage; this generally takes 1-2 business days post-closing and will be sent to you via email. Once received, you can:

- *Register your warranty:* with an online account and a registered warranty, you have access to your property information, coverage details and the ability to add coverages to your current protection plan. You can also place a service request or check the status of an existing service request.
- *Request service:* Log in to your account and select the system that is giving you trouble. Simply enter your brand and model information and answer a few simple questions. Then, we will find the closest 2-10 HBW Authorized Service Contractor to your home and dispatch a service call. No hassles, no fuss.

**4.) Register your equipment.** While most equipment (i.e., appliances, mechanical and/or structural systems) comes with a standard manufacture warranty, oftentimes the customer must register the item to activate the warranty. In some cases, if you don’t, you may not be covered. Additionally, for most reported equipment issues, 2-10 warranty will require that the

issue be mitigated by the manufacturer if the equipment is within the warranty period. Finally, registering allows the manufacturer to contact you in the event there is a safety recall or warranty issue.

To register your equipment (we recommend at minimum that you register all appliances and any major mechanical and structural systems – i.e., windows, doors, roofing system, HVAC, etc.), you'll need to follow the instructions provided by the manufacturer. Manuals for the majority of your Redfish Harbor equipment have been provided to you via the flash drive that accompanied this homeowners manual.

## Understand What Is Included In Your Home Warranty Program And What Your Responsibilities Are As A Redfish Homeowner

A structural warranty from 2-10 Home Builders Warranty provides third-party, insurance backed protection for workmanship, distribution systems and loadbearing structural components of the home. For your convenience, a 2-10 homebuyers warranty booklet has been provided in conjunction with this home-owner's manual. It gives an overview of your warranties and what is covered. This information can also be found at [2-10.com/homeowner](http://2-10.com/homeowner).

In summary, your warranty program includes the following:

1 Year Workmanship Warranty. Quality is important, especially in your new home. Your workmanship warranty establishes the standards applicable to the fit, finish and materials used in the construction of your home. Commonly used across industries, fit refers to how well the parts of the finished product come together and finish refers to the completeness of work. #Overview of items covered: Roof covering, cabinets, countertops, door panels, exterior siding, hardwood floors, basement floor, ceramic tile, drywall, interior trim, carpet, paint and fireplace.

2 Year Distribution Systems Warranty. You will rarely see behind the walls of your new home, but essential functions such as electrical, plumbing and mechanical systems are working behind the walls. Your distribution systems warranty establishes the standards for your home's electrical, plumbing and mechanical systems. The wiring, piping and ductwork of your new home are addressed under this warranty. #Overview of items covered: Supply piping, waste piping, ductwork and electrical wiring.

10 Year Structural Warranty. While your home was carefully constructed and inspected, occasionally unforeseen problems arise, even in the best-built homes. Your structural warranty addresses the designated load-bearing elements of your home. Structural warranties offer valuable protection for builders and homeowners alike by defining coverage, setting clear expectations and providing support and guidance should a defect occur. Overview of items covered: Roof framing systems, load-bearing walls and partitions, beams, columns, footings and foundation systems, floor framing systems, girders, lintels and masonry arches.

Reporting a problem. Log into your homeowner portal account by going to [2-10.com/homeowner](http://2-10.com/homeowner) and select the system that is giving you trouble. Answer a few questions and an authorized service contractor will be dispatched to your home.

## Expectations Of Living On A Job Site

*Getting somewhat comfortable with construction noises as well as dust and debris.* The constant construction around you is a bit of double-edged sword. On the one hand, it's a sign of progress—every single house that gets completed is one more family moving in, one more lawn, and one more plot closer to a finished development. But it's also loud, dirty, and not always so nice to look at, and that goes double when the house they're working on is in near vicinity to your own. Construction and a new housing development go hand in hand, and you pretty much know what you're getting into when you move in, though that doesn't make it any less of a nuisance. However, in the event you're experiencing loud construction noises outside the hours of 7am to 5pm, or job site debris that is not contained to the jobsite, please contact us at [redfishharborliving@adoorproperties.com](mailto:redfishharborliving@adoorproperties.com) and we will handle immediately.

*You are limited in what you can do to your property.* Want to change the fence in your yard, or your exterior paint? You're limited to just one kind of fencing and a specified paint scheme, since the intent of this new development is to create a consistent and uniform design. You'll have to double check with the Redfish Harbor Homeowners Association (HOA) before you make any exterior changes to your home. Right now, the HOA is being managed by the builder. However, in early 2022, the plan is to hand off the HOA to the residents of Redfish Harbor. Stay tuned for more information to come on that.

*You'll feel part of something bigger.* If the thought of construction noises and debris is getting you down, perk up: there's a lot of good that comes with living in a new housing development like Redfish Harbor. You'll get to see the land develop around you, turning what was once level plots into homes with families and dogs and just general life. There's so much potential in new developments, and when you get in early, you get to see all of it firsthand. You'll feel like part of something big, and eventually, you might not even remember the headaches that come with settling into a brand-new housing development.

## Tips And Tricks For Taking Care Of Your Redfish Harbor Home

We have worked hard to build you a high-quality home. 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 a number of factors such as normal wear and tear, the inherent characteristics of the materials used in your home, and normal service required by the mechanical systems. Natural fluctuations in temperature and humidity can also impact your home. Sometimes a minor adjustment or repair done immediately by you saves a more serious time consuming and sometimes costly repair later. Note also that negligence of routine maintenance can void applicable limited warranty coverage on all or part of your home. The following pages are recommended home maintenance items that will help make your home last for many years!

### **Air Conditioning/Heat Pump**

Your home may be equipped with a Heat pump system or a traditional Air Conditioning system. A Heat Pump is designed to provide both Air Conditioning and Heating as needed. A Heat Pump system is also equipped with Auxiliary heating for additional heat or as a backup. A conventional Air Conditioner system only supplies cooling. If you have a conventional Air Conditioning system, please also refer to the section on Furnaces. The manufacturer's maintenance suggestions should be reviewed and followed. Air conditioning can add much to the comfort of your home, but it can be used improperly or inefficiently, resulting in wasted energy and frustrations. These hints and suggestions are provided to help you maximize your air conditioning system. Modifications. Do not tamper with or add to your air conditioning/heat pump system. Tampering with the air conditioning/heat pump system will void your warranty. If any changes are made to the air conditioning/heat pump system, we must assume that any warranty issues that arise are the result of the changes made and the responsibility will fall on the person or contractor who made the changes. Whole House System. To fully and efficiently utilize your air conditioning system, you must understand that it is a total, whole-house system. The air conditioner unit is the mechanism in your home that produces cooler air. The air conditioning system involves everything inside your home including, for example, drapes and windows. Closed System. Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining in 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. Time is of paramount importance in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set a thermostat. For example, if you come home at 6:00 p.m. on a day when the temperature has reached 90°, and then set your thermostat to 75°, the air conditioning



unit will begin cooling, but will take much longer to reach the desired temperature. During the entire day, the sun has been heating not only the air in the home, but the walls, the carpet and the furniture. At 6:00 p.m. the air conditioning unit's starts cooling the air, but the walls, carpet and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet and furniture; you may well have lost patience. Evening Cooling. If evening cooling is 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 throughout the day. The temperature setting may then be lowered slightly when you arrive home, with better results. Setting the thermostat at 60° will not cool the home any faster and can result in the unit "freezing up" and not performing at all. Extended usage under these conditions can damage the unit. Adjust Vents. You will find it advantageous to adjust the cooling vents to maximize airflow to occupied parts of the home. Likewise, when the seasons change, it will probably be necessary to re-adjust them for comfortable heating. Homeowner General Maintenance. The following suggestions are intended to assist you in getting the maximum usage and enjoyment from your heating and air conditioning system. We recommend that air filters be changed every thirty (30) days or as needed. In areas with heavy dust, more frequent changes may be in order. Fresh filters can significantly reduce operating costs and will prolong the life of your system. You must place all panels back securely in their place or the system will not operate properly or not at all. While using your air conditioning system, every sixty (60) days pour one cup of bleach down the condensate line to kill any algae that may grow on the inside of the drain line. This keeps the condensate line free from obstruction and minimizes the chances of it backing into your home. We recommend an inspection by a HVAC professional every year. Check the operation of your system well in advance of peak operating seasons. Notify the appropriate subcontractor of problems before seasonal service demands are the greatest. Keep all vents and registers clean and free of dust, cobwebs and debris. Keep plants and grass trimmed well away from the outdoor unit and also from the opening end of the condensation line extending from the exterior of your home. If any panels on the face of your furnace unit are removed for any reason, be sure they are securely and correctly returned to their proper positions; otherwise the system will not properly function. Compressor. It is important to maintain the air conditioning compressor in a level condition. Failure to do so may cause the unit to malfunction.

*Heat Pump.* Good maintenance of the Heat Pump can save energy dollars as well as prolong the life of the HVAC system itself. Carefully read and follow the manufacturer's literature on use and care. The guidelines here include general information. Modifications. Do not tamper with or add to your Heat Pump system. For any modification that is needed, contact an HVAC contractor. Tampering with the Heat Pump/Furnace system will void your warranty. If any changes are made to the Heat Pump/Furnace system, we must assume that any warranty issues that arise are the result of the changes made and the

responsibility will fall on the person or contractor who made the changes. Adjust Vents. Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, heat can be diminished in seldom used or interior rooms. In a two-story home, with one Heat Pump or furnace, the heat flow can be balanced by restricting the registers in the top story and opening the registers on the lower story. Rooms farther away from the Heat Pump or furnace will usually need to have their vents opened more. This is an individual matter and you will need to balance the system for your family. Avoid Overheating Do not overheat your new home. Overheating can cause excessive shrinkage in framing lumber and may materially damage the home. In the beginning, use as little heat as possible and increase it gradually. Filters. Remember to change or clean the filter every month. A clogged filter can slow air flow 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 quantities for the sake of convenience. Furnished Home. The heating system design was planned with a furnished home in mind. For example, draperies, blinds, screens and the like will contribute to the efficiency of your system. 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 to you than you would expect. Odor. The heating system typically emits an odor for a few moments when it is first turned on after an extended period of not being used (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass quickly. Return Air Vents. For maximum comfort and efficient energy use, arrange furniture and draperies to allow unobstructed air flow from registers and cold air returns. Temperature. Normal temperature variations from floor to floor (depending upon the style of home) can be as much as 10° or more on extremely cold days. The Heat Pump will typically cycle on and off more frequently and for shorter periods of time during severe cold spells. Trial Run. Have a trial run early in the fall to test the Heat Pump. (The same rule applies to air conditioners in the spring.) If service is needed, it is much less inconvenient to discover it prior to the heating season. The breaker for the HVAC system blower is located in the Main breaker box. Thermostats. The HVAC system will come on automatically when the temperature at the thermostat registers below the setting you have selected. Once the HVAC system is on, setting the thermostat to a higher temperature will not heat the home any faster. Building Codes. HVAC systems will be installed in accordance with local building codes, as well as engineering designs of the particular home. The Florida Energy Efficiency Code for Building Construction specifies the minimum and maximum requirements for each home and is state mandated.

## **Appliances**

Read and follow all manufacturer requirements for each appliance in your home. All appliance manuals can be found in this manual.

*Manufacturer Service.* When reporting warranty items to the appliance manufacturer, be prepared to supply the following:

1. the date of purchase (closing date) 2.
2. the serial number and model number (found on a metal plate on the side or bottom of each appliance) 3.
3. a description of the problem. Registration. Mail warranty registration cards directly to the manufacturer.

*Appliance Warranties.* All appliance warranties are assigned to you at the closing. The appliances are warranted directly to you in accordance with the terms and conditions of the written warranties supplied by their manufacturers.

### **Attic Access**

The attic space is not intended for storage of any kind (excessive weight could jeopardize the integrity of the trusses and void your warranty). Access is provided for purposes of maintaining mechanical equipment that may traverse the attic space. When performing any needed tasks in the attic, caution should be used not to step off wooden members onto the drywall. This can result in personal injury and/or damage to the ceiling below. Such injury or damage is not covered by your limited warranty.

### **Cabinets**

Wash painted cabinets with a damp cloth with warm water or with diluted all-purpose cleaner. DO NOT get the wood excessively wet. Hinges. If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance. Moisture Damage to cabinet surfaces and warping can be caused by operating appliances that generate large amounts of moisture -- such as a crock-pot. When operating such appliances, place them in a location that is not directly under a cabinet. While cooking food on your stove, be sure to turn on the vent hood. Separations Gaps which develop between cabinets and the ceiling, or cabinets and walls, are normal and may be corrected by caulking (and paint touch up, if applicable). Warping Exposure to extreme temperature, humidity changes, or moisture may cause warping of cabinet doors and drawer fronts.

**Caulking.** Time and weather will shrink caulking and dry it out so that it no longer provides a good seal against moisture and air infiltration. As a matter of routine maintenance, check the caulking and make repairs as needed. Caulking compounds and dispenser guns are available at hardware stores. Re-caulking is a routine homeowner maintenance item.

*Latex Caulk.* Latex caulk is appropriate for an area that requires painting (along the stair stringer or where a countertop backsplash meets the wall).

*Silicone Caulk.* Caulking that contains silicone will not accept paint but works best where water is present (e.g., where the tub meets the tile or a sink meets the countertop).

*Wet Areas.* Homeowner maintenance of caulking around tubs and showers (especially at joints with protective wall coverings such as tile or shower glass) is absolutely necessary to prevent damage to wood and other materials behind and below these wet areas.

## **Concrete**

*Concrete Slab.* The concrete slab in your home has been designed and installed in accordance with the recommendations of engineer. Even though the slab has been designed by an engineer and constructed in accordance with engineering requirements, cracks can still develop. Unless the cracks significantly impair the appearance or performance of the finish flooring material, cracks are not warranted.

*Cracks in Garage flooring-* Cracks in concrete garage floor greater than 3/16" in width or 3/16" in vertical displacement are deficiencies and are covered under the builder warranty.

*Flatwork.* To properly care for your exterior concrete, always be aware of areas where water is collecting and fill these in. Do not allow downspouts to drain in such a way that the water can get under the concrete. Flatwork is not covered under builder warranty.

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

*Heavy Vehicles.* Do not permit heavy vehicles (e.g., moving vans, concrete trucks, etc.) to drive on your concrete work. This concrete is not intended to bear the weight of these types of vehicles.

*Spalling.* Repeated hosing of concrete for cleaning animal urine, radiator overflow, fertilizer, ice melting agents and/or road salts are some of the causes of spalling (e.g., chipping or flaking). aDoor Properties is not responsible for the repair of spalling. Cleaning of the garage floor by hosing can also cause settling and increase soil movement by allowing water to penetrate any existing cracks. aDoor Properties will not be responsible for repairs needed due to such action. Do not wash patios, porches, drives, etc. with cold water from an outside faucet when temperatures are extremely high and the hot sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. Sweeping is the recommended method of keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate.

## **Condensation**

Condensation on interior surfaces of the windows and frames is normal and results from high humidity within the home and low outside temperatures and inadequate ventilation. These conditions are significantly influenced by family lifestyle.

## Countertops

Always use a cutting board when cutting, chopping, etc. Protect the countertops from heat and extremely hot pans: if you cannot put your hand on it, do not put it on the countertop. Do not use countertops as ironing boards and keep cigarettes in an ashtray. The caulking between the countertop and the wall, along the joint at the backsplash and around the sink may shrink, leaving a slight gap. Refer to the "Caulking" section for maintenance hints for this condition. Avoid abrasive cleaners that will damage the luster of the surface.

## Doors and Locks

The doors installed in your home are typically steel, fiberglass and wood products subject to the natural characteristics of each material such as shrinkage and warpage. Due to natural fluctuations of humidity and the use of forced air furnaces, showers, and dishwashers, and so on, interior doors may require minor adjustments from time to time by the homeowner. Putty, filler, or latex caulk can be used to fill any minor separations that develop at mitered joints in door trim. Follow this with painting that is a homeowner responsibility.

*Door Adjustments.* Due to normal settling of the home, doors may require minor adjustments for proper fit. It is a homeowner's responsibility to touch up paint and make these minor adjustments.

*Exterior Finish.* To ensure longer life for your exterior doors, plan to repaint them at least once a year.

### *Hardware:*

Your front door has been outfitted with a Kwikset SMARTKEY locking mechanism. Instructions for resetting your lock have been provided on page # 27 in this manual.

*Hinges.* A squeaky door hinge can be remedied by removing the hinge pin and applying a silicone lubricant. Do not use oil as it can gum up; graphite works as a lubricant but can create a gray smudge on the door or floor covering beneath the hinge if too much is applied.

*Warping.* If a door warps slightly, keep it closed as much as possible; this often helps return it to normal.

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

## Doorbell

Your doorbell is a Nest Doorbell that works as a normal doorbell until it is connected to your WIFI. In which case it has additional security features that can be added (video/voice control). You can shop security features online via the Google Store.

## **Drywall**

Slight cracking, nail “pops” or seams may become visible in walls and ceilings. These are caused by the normal shrinkage of the wood and normal deflection of rafters to which the drywall is attached. The standards used to judge the appearance acceptability for drywall has been established by the National Association of Home Builders. It states “Any such blemishes that are readily visible from a distance of 6 feet under normal lighting conditions are unacceptable.” aDoor Properties will repair such blemishes only once during the warranty period. aDoor Properties will touch up the paint in the repaired areas, however, an exact match between original and new paint cannot be expected.

*Wall Cracks.* Wait until after the first heating season to repair drywall cracks or other separations due to shrinkage. See the “Drywall” section of this manual for additional information concerning repairs. Cracks in excess of 1/16” are covered under the limited builder warranty.

*Repairs.* Most drywall repairs can be easily made. This work is best done when the room is to be redecorated. To correct a nail pop, reset the nail with a hammer and punch. Cover it with spackle, which is available at paint and hardware stores. Apply two or three thin coats. When it is dry, sand the surface with fine grain sandpaper, texture and repaint. Indentations caused by sharp objects can be filled with spackle in the same manner. Hairline cracks can be repaired with a coat of paint; slightly larger cracks can be repaired with spackle or caulk and repainting.

## **Electrical**

The master control panel located by the electric meter contains the electrical breakers for your home. The control panel includes a main shut-off that controls all the electrical power to the home. In addition, there is a sub panel typically in the garage with individual breakers that control the separate circuits. Be certain you are familiar with the location of the master control panel and sub panel. Each breaker is marked to help you identify which breaker is connected to which major appliance, outlet or other service. Should a failure occur in any part of your home, always check the breakers in the panel boxes first.

*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 the tripped position to the on position will not restore service.

*Outlets.* If an outlet is not working, first check the circuit breaker panel for tripped circuit breakers. If all breakers are in the on position, check all GFI/GFCI outlets to ensure none

are tripped. If one is found to be tripped, simply hit reset on the outlet and check malfunctioning outlet. If problem persists make 2-10 warranty claim

*Breaker Tripping.* Breakers will often trip due to overloads caused by plugging too many appliances into the circuit, a worn cord, a defective item or operating an appliance with too high of a voltage requirement for the circuit. The starting up of an electric motor can also trip a breaker. If any circuit trips repeatedly, unplug all items connected to it and reset. If it trips when nothing is connected to it, an electrician is needed. If the circuit remains on, one of the items that was unplugged is defective and requires repair or replacement.

*Flickering Lights.* Any flickering of an individual light other than fluorescent lights should be reported to the electrical contractor. In the event all of your lights are flickering repeatedly, please contact your local utility provider.

*GFCI (Ground Fault Circuit Interrupter).* GFCI receptacles have a built-in element that senses fluctuations in power. Quite simply, the GFCI is an indoor circuit breaker. Installation of these receptacles is required by building codes in the bathrooms, kitchen, outside and garage (areas where an individual can come into contact with water while holding an electrical appliance or tool). Heavy appliances such as refrigerators, freezers or power tools will trip the GFCI breaker. Do not plug a refrigerator or food freezer into a GFCI controlled outlet because it is likely that the GFCI will trip and ruin the contents. 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 a GFCI breaker trips during normal usage, it may be an indication of a faulty appliance and some investigation is in order. Please remember that one GFCI breaker can control up to three or four outlets.

*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 any burned-out bulbs other than those noted on the walk-through list.

*Light Fixtures.* Some fixtures have an on/off switch located on the fixture. If a hanging light fixture does not work, make sure the switch is on. If your fixture does not have a switch, reset any tripped circuit breakers.

*Modifications.* Tampering with the electrical system will void your warranty. If any changes are made to the electrical system, we must assume that any warranty issues that arise are the result of the changes made and the responsibility will fall on the person or contractor who made the changes.

*Power Surges.* Power surges can result in damages to sensitive electronic equipment such as televisions, alarm systems, computer and the like. aDoor Properties does not warrant against damages caused by power surges and recommends you install surge protectors (available at retail stores) for added protection.

*Underground Cables.* In areas with underground utilities, check the location of buried service by contacting your local utility service. In most cases, wires run in a straight line from the service panel to the nearest public utility pad. Maintain positive drainage around the foundation to protect this service.

### ***Hurricane Protection***

In the event of a hurricane, fabric shield panels have been provided for your exterior doors. These panels are typically located under the stairwell or in the garage of your home - at the time of purchase. These panels block wind, rain, and storm driven projectiles. They are easy to handle and allow light to enter. An installation guide has been provided via the flash drive that accompanied this homeowner's manual. *Note: your Redfish Harbor windows were installed with Impact Glass and do not require fabric shield.*

### **Expansion and Contraction**

All building materials are subject to expansion and contraction caused by changes in temperature and humidity. Dissimilar materials expand or contract at different rates. This movement results in separation between materials, particularly dissimilar ones. The effects can be seen in small cracks in drywall and paint, especially where moldings meet drywall, at mitered corners, where tile grout meets the tub or sink and so on. This can be alarming to an uninformed homeowner, but, in fact, it is very normal, especially in the Northwest Florida area known for extreme fluctuations in temperature and humidity. Shrinkage of the wooden members of your home is also 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, paint and caulking is all that is needed to conceal this minor evidence of a natural phenomenon. Properly installed caulking will shrink and must be maintained by the homeowner. This type of expansion and contraction is also applicable to the masonry and concrete portions of your home.

### **Fireplaces**

Your home has a ventless gas fireplace unit (no chimney). Ventless fireplaces are designed for gas only. These manufactured logs/balls do not actually burn but give the appearance of a "real" fire. The heat source of this unit is natural gas. Do not, under any circumstances, burn wood in this type of fireplace. This type of unit requires special operation and maintenance procedures that are different from those of wood burning fireplaces. Please refer to the fireplace instructions to determine the proper use of this ventless unit.

### **Flooring**

*Wear.* The vinyl layer of the floor plank is warranted not to wear through under normal residential use during the period of the warranty (refer to the COREtec warranty information provided in this packet). Gloss reduction, scratches and dents in the finish are not considered surface wear and are not covered under the warranty.



*Cleaning.* Loose dirt and grit can cause irreparable damage to luxury vinyl flooring (or any flooring, really). To stop these abrasive materials from marring your new flooring, sweep your floors thoroughly and frequently. Since COREtec flooring is waterproof, you won't have to worry about damaging your new flooring by giving it a quick once-over with a damp mop. Avoid using pre-treated dusting cloths, though, as the chemicals in the cloth may permanently damage your new flooring or leave a residue behind that dulls your floor's beautiful finish. When your floor is in need of a more thorough cleaning, use a pH-neutral cleaner; don't ever use cleaning products that contain detergents. For stubborn spots, gently buff the spot with isopropyl rubbing alcohol on a clean white towel.

### **Garage Overhead Door**

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

*Thirty (30) Weight Oil.* Every six (6) months, apply a thirty (30) weight automobile oil or similar lubricant to all moving parts -- track, rollers, hinges, pulleys and springs. At this same interval, check to see that all hardware is tight and operating as intended without binding or scraping. Avoid over lubricating to prevent dripping on cars and the concrete flooring.

*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 the garage door opener, be sure the door is completely unlocked and the rope pull has been removed before using the operator.

*Safety.* For your safety, after the expiration of the one-year limited 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 surfacing. 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.

### **Gas Shut-Off**

There is a shut-off on the gas line near its connection to each item in your home that operates on gas. In addition, there is a main shut-off at the meter. These are pointed out during the homeowner orientation. If you suspect a gas leak, leave the home and call the gas company immediately for emergency service.

### **Grading and Drainage**

The final grades around your home have been inspected and approved for proper drainage. Each property has been graded per county approved drainage engineering and is inspected by the local building authorities as well as aDoor Properties. It is your responsibility, as the homeowner, to maintain the drainage as established at the time of

your closing. Keep earth from direct contact with wood to reduce the chance of termite infestation.

*Positive Drainage.* It is essential that you maintain the slopes around your home to permit the water to drain away from the foundation. Failure to do so can result in major structural damage and will void warranty.

*Rototilling.* Be cautious when rototilling. This can significantly change drainage swales. If rototilling is done, it should be done parallel to the swales rather than across them.

*Erosion.* aDoor Properties is not responsible for weather related damage to yards after the closing date.

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

*Landscaping.* Landscaping can change the drainage pattern of your lot. Consult a professional landscape contractor in the event you desire to add landscaping to your lot.

*Watering.* Watering should be done in a uniform systematic manner as equally as possible on all sides of the foundation to keep the soil moist, not saturated. Areas of soil that do not have ground cover may require more moisture as they are more susceptible to evaporation, causing a moisture content imbalance.

During extreme hot and dry periods, close observations should be made around the foundation to ensure adequate watering is being provided, preventing soil from separating or pulling back from the foundation. During periods of frequent rains, watering should be limited, and/or stopped as necessary and monitored closely. The rule for drainage is; “water should dissipate from areas in immediate location to the home within 24 hours after a normal rain and within 48 hours after a rain in swales that are designed for drainage purposes.” After a period of abnormally heavy rains, or daily rains, it may take longer for the water to dissipate in these areas. aDoor Properties does not assume liability for drainage or soggy ground when sprinklers are used during periods of frequent rain.

### **Grinder Station**

*Use and care.* The grinder pump station is designed to handle routine domestic sewage. Solid waste materials should be thrown in the trash. While your station is capable of accepting and pumping a wide range of material, regulatory agencies advise that the following items SHOULD NOT be introduced into any sewer either directly or through a kitchen waste disposal. If prohibited items are disposed of through the grinder pump, the warranty will be voided.

- Glass/metal
- Diapers/socks/rags or cloth/ mop strings

- Plastic objects
- Feminine product/birth control devices – even if labeled “flushable”
- Cooking oils (including but not limited to butter, butter substitutes, animal fats grease)
- Explosives/Gasoline
- Flammable material
- Lubricating oil or grease
- Strong chemicals

*General information.* Your home wastewater disposal service is part of a low-pressure sewer system. The key element in this system is the grinder pump station. The basin collects all wastewater from the house. The solids in the sewage are then ground into a small size suitable for pumping in the collection system. The grinder pump generates sufficient pressure to pump this slurry from your home to wastewater plants or utility pump stations.

*General alarm.* Your grinder pump station will provide a visual flashing red light alarm any time the level in the storage tank is higher than normal level. If you find your pump station with this condition STOP WATER USE IMMEDIATELY. If within your aDoor one year builder contact [www.2-10.com](http://www.2-10.com) warranty website or if aDoor warranty has expired contact your sewer authority (Note-if it is determined that the issue was homeowner induced the aDoor one year builder warranty is not applicable, and the homeowner is responsible for all repairs). If water use is continued, a blockage can occur in the plumbing system. This does not necessarily indicate a major problem, but service MAY BE REQUIRED.

*Power failure.* Your grinder pump CANNOT dispose of wastewater or provide an alarm signal without electrical power. If electrical power service is interrupted, keep water usage to a minimum.

*Maintenance.* When properly installed and used as outlined above, the grinder pump requires very little maintenance. It will however require some cleaning of the level sensors at some point. Routinely this will be required every year depending on the volume of use. Any local plumber that is familiar with grinder stations can do this basic cleaning. The routine is EXTREMELY IMPORTANT as catastrophic damage can occur if the level sensors are allowed to build enough grease to stop proper operations.

### **Insulation**

The effectiveness of blown insulation is diminished if it is uneven. The last step in any work done in your attic should be to confirm that the insulation lies smoothly and evenly. Do not step on drywall ceilings; personal injury or damage to drywall can result.

*Building Codes.* Insulation installed in your home meets or exceeds the building codes applicable to your home at the time of construction.

## **Interior Doors**

*Doorknobs and Locks.* Some slight adjustments may be needed due to normal shrinkage of the framing. (This process is performed most effectively after your home has gone through one full season of use).

*Hinges.* Hinges with removable hinge pins, such as interior and exterior doors, should be lubricated by removing the hinge pin and rubbing it with a graphite tube or lead pencil. This helps cut down on the dust accumulated by oil.

Hinges without removable hinge pins, such as cabinets and house-to-garage doors can be lubricated with oil-based lubricants, such as WD-40. It is recommended that a very small amount of oil is used; then work the door back and forth and wipe away all excess oil.

## **Mirrors**

To clean your mirrors, use any reliable liquid glass cleaner or polisher available at most hardware or grocery stores. Avoid splashing water under the mirror. The moisture will cause the silvering to deteriorate. Also, avoid pushing or leaning on your mirrors. This can cause chips or cracks at the mounting brackets.

## **Paint and Stain**

*Interior.* The interior woodwork and walls have been painted with a latex paint and should be touched up with matching paint rather than being wiped with a wet sponge. Spackle may be used to cover any small defects prior to paint touch-up. Do not use soaps, abrasive cleansers, scouring pads or brushes.

*Exterior.* Check the painted/stained surfaces of your home's exterior annually. Repaint before much chipping or wearing away of the original finish occurs; this saves the cost of extensive surface preparation. Plan to refinish the exterior surface of your home approximately every three years or as often as your paint manufacturer suggests for your area and climate. The chemical structure of the paint used on the exterior is governed by the climatic conditions. Over a period, this finish will fade and dull.

*Fading.* Fading due to sun and weather is normal. Periodic repainting will be required.

*Maintenance.* When you wish to repaint exterior woodwork on your home, popped nails should be reset; the blistered or peeling portions should be wire-brushed or scraped with a putty knife, sanded and spotted with primer. The entire area can then be repainted. Be certain to apply a top-quality exterior paint that has been formulated for local climate conditions. Do not allow sprinklers to spray water on the exterior walls of your home. This will cause blistering, peeling, splintering, mold/mildew, and other types of damage to the

home. Trim painted white or light colors will more readily show grain and cracks and, therefore, requires additional maintenance.

*Front Door Maintenance.* The stain used on your front door (Flood Pro Series Transparent Acrylic Oil Stain) will require upkeep and maintenance. Instructions are provided on your Redfish Harbor Homeowners flash drive on how best to reapply this product.

*Touch-Up.* When doing paint touch-up, use a small brush and apply paint only to the damaged area. Touch-up may not match the surrounding area exactly, even if the same paint mix is used.

*Repaint.* 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. Do not scrub the walls with excessive pressure; do this very gently.

#### Exterior Paint Schedule (where applicable)

- Door – Front: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086 (supplied by Pensacola Hardware)
- Door – Side or Back: Benjamin Moore Black Beauty, BM2128-10 (Semi-Gloss)
- Board and Batton + Trim: Sherwin Williams Nebulous White, SW7063 (Satin)
- Lap Siding + Trim: Benjamin Moore Chelsea Grey, HC-168 (Satin)
- Soffits: Sherwin Williams Nebulous White, SW7063 (Satin)
- Exposed Rafter Tails: Sherwin Williams Nebulous White, SW7063 (Satin)
- Columns and Face of Balcony: Sherwin Williams Nebulous White, SW7063 (Satin)
- Balcony Railings: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086
- Corbels: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086 (supplied by Pensacola Hardware)
- Shutters: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086 (supplied by Pensacola Hardware)

#### Interior Paint Schedule (where applicable)

- Ceilings: Sherwin Williams Nebulous White, SW7063 (Flat)
- Walls – Typical: Sherwin Williams Nebulous White, SW7063 (Flat)
- Walls (Half Bath): Benjamin Moore Chelsea Grey, HC-168 (Flat)
- Walls (Foyer – Above Trim): Benjamin Moore Chelsea Grey, HC-168 (Flat)
- Trim – Typical: Sherwin Williams Nebulous White, SW7063 (Semi-Gloss)
- Doors – Typical: Sherwin Williams Nebulous White, SW7063 (Semi-Gloss)

- Cabinet – Kitchen Upper and Base: Sherwin Williams Nebulous White, SW7063 (Satin)
- Cabinet – Kitchen Island: Benjamin Moore Chelsea Grey, HC-168 (Satin)
- Kitchen Hood Vent: Sherwin Williams Nebulous White, SW7063 (Satin)
- Kitchen Hood Vent Trim: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086 (supplied by Pensacola Hardware)
- Cabinet – Laundry: Sherwin Williams Nebulous White, SW7063 (Satin)
- Cabinet – Master Bath: Sherwin Williams Nebulous White, SW7063 (Satin)
- Cabinet – Guest Bath: Sherwin Williams Nebulous White, SW7063 (Satin)
- Cabinet – ½ Bath: Sherwin Williams Nebulous White, SW7063 (Satin)
- Fireplace: Flood Pro Series Semi Transparent Acrylic Oil Stain, CUSTOM aDoor 290086 (supplied by Pensacola Hardware)

### **Plumbing**

Your main water shut-off is located in the front of your home in a meter box. It is important to know and remember the location of the shut-off for emergencies such as a water line freeze or break. Other water shut-offs are located under the sinks in the bathroom and the kitchen. Each toilet has a shut-off valve behind the toilet bowl on the wall.

*Modifications.* For any modification that is needed, contact a plumbing contractor. Tampering with the plumbing system will void your warranty. If any changes are made to the plumbing system, we must assume that any warranty issues that arise are the result of the changes made and the responsibility will fall on the person or contractor who made the changes.

*Debris in Pipes.* 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. However, minerals, etc. caught in these aerators may cause the faucets to drip because washers wear more rapidly when they come in contact with foreign matter. Any tampering or alterations to the plumbing will be considered the cause of the debris in the pipes and will not be covered by the limited warranty. See “Dripping Faucets” section of this manual for additional information.

*Clogs.* Many plumbing clogs are caused by improper garbage disposal usage. Always use plenty of cold water when running the disposal. This applies to grease also. Supplied with a steady flow of cold water, the grease congeals and is cut up by the blades. If hot water is used, the grease remains a liquid and then cools and solidifies in the sewer line. Allow the water to run a minimum of 15 seconds after shutting off the disposal. Any charges for sending the plumber to unclog a drain that have been caused by the homeowner will be the homeowner’s responsibility to pay. Clogged traps (P-traps) can usually be cleared 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, pull out the rod attached to the plunger and lift the stopper. Clean and return the mechanism to its original position. The main causes of toilet clogs are various domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss, toys, etc.

*Dripping Faucets.* A dripping faucet may be repaired by shutting off the water at the valve directly under the sink, then remove the faucet stem, change the washer and reinstall the faucet stem. The shower head is repaired in the same manner. 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.

*Freezing Pipes.* Provided your home is heated at a normal level, pipes should not freeze at temperatures above 0° Fahrenheit. Heat should be set at 65° if you are away during the winter months. Keep garage doors closed to protect plumbing lines that may run through this area from freezing temperatures.

*Garbage Disposal.* Do not load the disposal unit with food items before turning it on. For proper operation, turn on the cold water and start the disposal unit. Then, drop the food items slowly into the unit. When the unit sounds clear, turn it off and leave the water running for several seconds. This allows the food waste to be carried into your sewer lines. Only foods that are non-fibrous and easily pulverized should be placed into the disposal unit. Examples of foods not to place in the disposal unit are corn husks, celery, onion skins, olive pits, bones and solid or liquid grease. These items may cause your unit to overload or jam. If this happens, follow these corrective measures. Turn off the disposal unit and the cold water. Wait three minutes for the disposal unit to cool, then press the reset button usually located on the bottom of the unit. If this does not correct the problem, your disposal unit is probably obstructed. Follow these steps for proper removal. Always verify that the disposal unit switch on the wall is in the “off” position before attempting a repair yourself. Check the circuit breakers. An overload of this type may have tripped the circuit. Reset any tripped circuit breakers. If your disposal unit has a service wrench, insert one end of the wrench into the bottom of the unit. Work back and forth until the disposal unit turns freely. If your disposal unit does not have a service wrench, insert a broom handle or mop handle into the throat of the unit and rotate the impeller back and forth. The obstruction will be loosened so that it can be removed. After verifying that the disposal unit switch is in the “off” position, remove the obstruction, press the reset button and proceed with the above steps for proper use.

*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 plumbing contractor. If possible, the water should be gotten up as quickly as possible. Any delays in contacting the contractor or allowing water to stand will reduce our liability for repairs. If a leak is noticed under a sink or toilet, turn off the water to the

fixture by using the shut-off valves located under or behind the unit. The next step would be to arrange for service. If you notice a leak in the tub or shower, turn off the water at the main shut-off valve and do not use the shower or tub until service can be provided. If there is a leak in the water heater, turn the shut-off valve on top of the heater to “off”. Turn off the gas if your water heater is powered by gas or the circuit breaker if you have an electric water heater; then drain the water heater. If you notice water spots (darkened areas) on your walls or ceilings, you may have a water leak. Determine the source of water if possible and take steps to prevent further damage. If the leak can be traced to one location (one toilet, sink or tub), turn off the water to that particular fixture. If the leak cannot be isolated, turn off the main water service to the home.

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

*Exterior Faucets.* Outside faucets are not freeze proof; therefore, it is recommended that you remove garden hoses during cold weather and leave faucets open to drip. 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. Repair of a broken line that feeds an exterior faucet is a homeowner maintenance item. aDoor Properties does not warrant exterior faucets against freezing.

*Porcelain.* A sharp blow from a heavy object can damage porcelain enamel. It can also be scratched. Do not stand in the bathtub wearing shoes unless you have placed a protective layer of newspaper over the bottom of the tub. If paint is splattered onto the porcelain enamel surfaces during redecorating, it should be wiped up immediately. If some spots are dry before being noticed, use a recommended solvent. Clean porcelain finishes with a non-abrasive cleanser designed for bathroom usage.

*Running Toilets.* 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, adjust the set screws on top of the valve until the shut-off float 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.

*Tank/Bowl Care.* Toilets are made of vitreous china, a glasslike material that is almost impervious to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object. Do not stand on your toilets. Uneven pressure applied to the toilet can break the wax seal at the base of the toilet, thereby causing a leak.

Always keep a plumber’s plunger on hand to use in the event of a stoppage of a toilet. If a stoppage occurs, close the shut-off valve on the back side of the toilet. Usually a few



vigorous pumps with the plunger will free the obstruction. Stoppages that are not construction related are the homeowner's responsibility. If you are unable to clear the obstruction yourself, we suggest that you call a plumber. Do not use drain cleaners in toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak. The flush valve in your toilet should last for many years. If it fails or begins to leak, a new flush valve can be purchased at a home center or hardware store. If you are not entirely comfortable with this do-it-yourself project, a plumber can perform this task.

## **Roof**

*Leaks.* If a leak occurs, try to detect the exact location; this will greatly simplify locating the area that requires repair when the roof is dry.

*Limit Walking.* Limit walking on your roof. The weight and movement can loosen the roofing material and break the integrity of the roofing material, which can, in turn, result in leaks. Never attempt to walk on the roof of your home when the shingles are wet-- they are extremely slippery.

*Severe Weather.* After severe storms, do a visual inspection of the roof for damages. Notify your homeowner insurance company if damage is noted. Even when properly installed, wind driven rain may enter through vents. This is not a defect.

## **Siding**

*Caulking.* All caulking shrinks and replacement is a homeowner maintenance item. Separation at the joints in the exterior trim and between the trim and the surfaces of exterior siding or masonry should not exceed 1/4 of an inch. Siding, trim and masonry must be capable of excluding the elements.

## **Smoke Detectors**

*Cleaning.* Once a quarter, smoke alarms should be cleaned (vacuumed) to prevent a false alarm or lack of response to a fire. After cleaning, push the red button to test; the alarm should sound. For your safety, it is important that these devices be kept clean and in good operating condition.

## **Termites**

Your home's slab was treated for termites during the construction process. It is recommended that you secure a termite bond in order to further protect your asset.

## **Tile**

*Cleaning.* The tile installed on shower walls in your home may be washed with any nonabrasive soap or detergent; abrasive cleansers could potentially dull the finish.

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

*Separations.* Expect slight separations to occur in the grout between tiles. These slight separations in the grout are commonly due to normal shrinkage conditions. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled by using “tub caulk” or premixed grout that can be purchased from flooring or hardware stores. Follow package directions.

### **Water Heater**

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

### **Windows/Screens**

*Sticking Windows.* Most sliding windows (both vertical and horizontal) are designed for a ten-pound pull. If sticking occurs or excessive pressure is required to open or close, 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. Use caution in removing screens. They are easily perforated and the frames bend if not handled with care.

### **Wood Trim**

Separation of wood trim from the adjacent material is a normal result of shrinkage which can require caulking and/or touch up painting as a repair. It is a good idea to wait until after the first heating season and make all such repairs at one time. Wood will shrink less lengthwise than across the grain. All lumber is more vulnerable to shrinkage during the heating season. Shrinkage may also cause a piece of trim to pull away from the wall. Drive another nail in close to the existing nail hole (but not in it). Fill the old nail hole with putty and touch up with paint as needed. If the base shoe (small trim between base molding and the floor) appears to be lifting from the floor, this is probably due to slight shrinkage of the subfloor below. Similar to a piece of trim that is pulling away, this can be corrected by removing the old nails and re-nailing. Shrinkage may occur during the first two years or longer depending on weather, and the temperature you maintain in your home. During a damp period, some swelling may occur. In most cases, this will not be noticeable except where a door may fit more tightly than usual.