



# ALL ABOUT YOUR HOME

NEW HOME MAINTENANCE & WARRANTY MANUAL



# The Pride and Joy of a NEW HOME

It has been our privilege to build your new home. This guide will help you maintain your home for years to come. Your home is where you make so many great memories and we hope this home is a blessing to you and your family. Thank you for trusting Schuber Mitchell Homes to build your beautiful new home!

# TABLE OF CONTENTS

---

This booklet is your New Home [Maintenance](#) and Warranty Manual. What is the difference between maintenance and warranty?

**Homeowner Maintenance Definition** - Homeowner maintenance is any preventive or reactive maintenance action taken to keep a home fully functional and operating in its best condition. Homeowner maintenance includes a wide range of responsibilities that the homeowner is expected to perform.

**Homebuilder Warranty Definition** - The home shall be free from defects caused by faulty workmanship and defective materials due to non-compliance with building standards. The period of ownership commences on the date of closing.

This manual contains an alphabetical listing of items in your home with important information regarding their care and maintenance and warranty guidelines. Additionally, it includes a [safety checklist](#) and recommended [seasonal maintenance checklists](#). At any time should you have a question or concern, please feel free to contact our Service Department.

AIR CONDITIONING.....	5	EASEMENTS.....	22
APPLIANCES.....	7	ELECTRICAL SYSTEM.....	23
ATTIC ACCESS.....	7	FENCE.....	26
BRICK & STONE.....	8	FIBERGLASS TUBS AND	
CABINETS.....	9	SHOWERS.....	27
CARBON MONOXIDE		FIREPLACE.....	27
DETECTORS.....	10	FLOOR COVERINGS.....	28
CAULKING.....	10	FOOTINGS & WALLS.....	34
CERAMIC TILE.....	11	FRAMING.....	34
CONCRETE FLATWORK.....	12	FROST IN ATTIC.....	35
CONDENSATION.....	14	GARAGE DOOR.....	36
COUNTERTOPS.....	16	GARBAGE DISPOSAL.....	37
CUSTOM CHANGES.....	17	GAS SHUT OFF.....	37
DECKS (IF APPLICABLE).....	17	GRADING & DRAINAGE.....	38
DOORS & LOCKS.....	18	GUTTERS.....	39
DRAINS.....	20	HARDWARE.....	39
DRAIN TILE (IF APPLICABLE).....	21	HEATING SYSTEM.....	40
DRYWALL.....	21	HUMIDIFIER.....	42

# TABLE OF CONTENTS

---

ICE DAMS.....	43	YARD.....	68
INSULATION.....	43	SAFETY & SECURITY CHECKLIST	
LANDSCAPING.....	44	.....	70
LIGHTING.....	45	SPRING & SUMMER	
MILDEW & MOLD.....	45	HOMEOWNER MAINTENANCE	
MIRRORS.....	46	CHECKLIST.....	71
MOISTURE.....	47	FALL & WINTER HOMEOWNER	
PAINT & STAIN.....	48	MAINTENANCE CHECKLIST.....	72
PESTS & WILDLIFE.....	50		
PLUMBING.....	51		
ROOF.....	54		
SCENTED CANDLES, OIL			
BURNING, & PLUG-INS.....	56		
SHOWER DOORS & TUB			
ENCLOSURES.....	56		
SIDING & POSTS.....	57		
SMOKE DETECTORS.....	58		
STUCCO.....	58		
SUMP PUMP (IF APPLICABLE)			
.....	60		
VENTILATION.....	61		
WARRANTY.....	62		
WATER HEATER.....	64		
WINDOWS, SCREENS, AND			
SLIDING GLASS DOORS.....	65		
WOOD TRIM.....	67		



# A

## AIR CONDITIONING

### Homeowner Use and Maintenance Guidelines

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

Your air conditioning system is a whole-house system. The air conditioning unit is the mechanism that produces cooler air. We ensure the proper design and installation during build.

In warmer climates, the outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows.

Time is very important in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain the cooler temperature. The temperature setting may then be lowered slightly (we suggest 3 degree increments to protect your unit from overworking) when you arrive home, with better results. Once the system is operating, setting the thermostat at 60°F will not cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit.

### Adjust Vents

Maximize airflow to occupied parts of your home by adjusting the vents. Likewise, when the seasons change, readjust them for comfortable heating. Keep in mind, heat rises, so direct cool air to the upper areas of your home. It will naturally fall down to the lower areas. The opposite goes in the winter.

### Compressor Level

It is important that the air conditioning compressor is maintained in a level position to prevent inefficient operation and damage to the equipment. If the flat work on the compressor pad is determined to be unlevel during the warranty period, Schuber Mitchell Homes will correct the position. This is deemed homeowner maintenance following the warranty period.

(See also [Grading and Drainage](#).)

### Manufacturer's Instructions

The manufacturer's manual specifies maintenance for the condenser. Review and follow these points carefully. Since the air conditioning system is combined with the heating system, follow the maintenance instructions for your furnace or air handler as part of maintaining your air conditioning system.

### Temperature Variations

Temperatures may vary from room to room by several degrees Fahrenheit. This is due to such variables as floor plan, orientation of the home on the lot, type and use of window coverings, and traffic through the home. All rooms will vary in temperature; a 3 to 5 degree difference is normal.

### Climate

The outside humidity in some locations can be quite high throughout the year, however, the relative humidity in your home should be kept between 30-60% based on the season. This will help prevent condensation and microbial growth and promote good air quality.

### Condensate

Your home air conditioning system is the primary dehumidifier for your home. Condensation is generated as the circulating air passes over the cooling coil in the air handler. This condensate is then evacuated via a condensate line or pipe. You will see water dripping from this line during cooling months in the HVAC closet or outside. It is recommended to flush this out with a cleaning solution or warm water every 30-60 days.



# A

## Troubleshooting Tips

Before submitting a service request, check to confirm that the:

- Thermostat is set to “cool” and the temperature is set below the room temperature.
- Air conditioner and air handler (or furnace, if applicable) breakers on the main electrical panel are on (remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on).
- 220 Breaker switches on the outside wall near the air conditioner are on.
- Switch on the side of the furnace (or on the wall) is on.
- If applicable, Blower Panel cover is installed correctly for the furnace blower (fan) to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, the furnace will not operate.
- Fuse in air handler or furnace is good. (See manufacturer literature for size and location).
- Filter is clean to allow airflow.
- Vents in individual rooms are open.
- Air returns are unobstructed.
- Condensate line is not full and float switch has not been tripped.
- Air conditioner has not frozen from overuse.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

## Non-Emergency & Emergency

In warmer climates, a total lack of air conditioning is considered an emergency. If your home has two A/C units and only one is working, that’s not considered an emergency. If your only A/C unit is not working, please call the emergency number listed on the website.

For non-emergency service, please submit a service request through our website and work with the customer service team to schedule an appointment based upon availability.

## Schuber Mitchell Homes Limited Warranty Guidelines

The air conditioning system should maintain a temperature of 78° or a differential of 15° from the outside temperature, measured in the center of each room at a height of 5 feet above the floor. Lower temperature settings are often possible, but neither the manufacturer nor Schuber Mitchell Homes guarantees this.

## Maintenance

There is one filter inside your air handler. This filter needs to be replaced every one to three months at a minimum, depending on air quality conditions. If you choose an aftermarket filter, follow the manufacturer’s instructions, but ensure it meets the equipment’s minimum specifications.

The condensate line will also require maintenance. Algae and mildew can build up inside the condensate lines, causing a loss of flow. This loss of flow will trip a float switch at your air handler that will shut the system down until the blockage is removed. In order to avoid this, we recommend that half to one cup of vinegar is added to the condensate line quarterly, at a minimum, to keep it clear and avoid algae build up. Once the vinegar has a day or two to work inside the pipe, you can follow up with half to one gallon of warm water to flush out the line.





# A

## APPLIANCES

### Front Load Washers

Most front load washers/dryers have the ability to reverse the door hinge & swing. If you purchase your appliances after closing, please ensure you specify or order the door swing correctly. The incorrect location of the appliances versus venting for appliance door opening is not warrantable. Schuber Mitchell Homes will not be held liable and/or responsible for the installation and or venting of any laundry appliances.

Due to the high rpm spin cycle speeds of front load laundry appliances, we cannot be liable for damages that may be caused by vibrations that occur during the normal operation of your appliances.

Furthermore, vibrations that occur during normal operation of your laundry appliances are not covered under either the manufacturer's or Builder's warranty.

### Schuber Mitchell Homes Limited Warranty Guidelines

We confirm that all appliance surfaces are in acceptable condition during your New Home Orientation. The appliance manufacturers warrant their products directly to you according to the terms and conditions of these written warranties.

IF YOU HAVE AN APPLIANCE PROBLEM, CONTACT THE MANUFACTURER DIRECTLY.

The manufacturer will need to know the closing date, the serial and model numbers (found on a metal plate on the side or the bottom of the appliance) and a description of the problem.

Please do not contact Schuber Mitchell Homes Warranty Department on appliance issues, as they are not covered under your two-year builder's warranty.

Please be sure to fill out and send in your owner's warranty cards and to read and follow the manufacturer's literature.

## ATTIC ACCESS

### Homeowner Use & Maintenance Guidelines

The attic space is intended for light storage. We provide access to this area for maintenance of mechanical equipment that may traverse the attic space. When you perform needed tasks in the attic, use caution and avoid stepping off wood members onto the drywall. This can result in personal injury and/or damage to the ceiling below. Your limited warranty does not cover such injury or damage.

If you open your attic access, be sure to seal it shut when you are done. Also, be cautious of disturbing the insulation as it can negatively affect the R-value it is rated for. This is not covered under the Schuber Mitchell Homes warranty. Schuber Mitchell Homes is not responsible for variations in R-Value of the attic insulation caused by the homeowner or any other company disturbing the insulation. Your attic will be ventilated as required by applicable building code.





# B

## BRICK & STONE

### Homeowner Use and Maintenance Guidelines

Brick and stone are some of the most durable and lowest maintenance finishes for a home's exterior. A record of your brick color is included in your lot information stored by Schuber Mitchell Homes.

### Efflorescence (Brick Only)

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

### Tuck-Pointing

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

### Weep Tubes

You may notice small holes or strings in the mortar along the lower row of bricks. These holes or strings, installed flush or exposed from your brick, allow moisture that has accumulated behind the brick to escape. Do not fill or cover these weep holes or cut the strings.

### Schuber Mitchell Homes Limited Warranty Guidelines

We check the brickwork during the New Home Orientation to confirm correct installation of designated materials.

### Cracks

During the two-year Schuber Mitchell Homes Limited Warranty, we offer one goodwill repair on masonry cracks that exceed 1/4". All repairs beyond this one are to be considered homeowner maintenance.

A crack in your brick does not indicate a structural issue.







# C

## CABINETS

### Homeowner Use and Maintenance Guidelines

Your Selection Sheets are your record of the style and color of cabinets in your home. Expect differences in grain and color between and within the cabinet components, due to natural variations in wood and the way it takes stain. These variations should be expected and are the characteristics and beauty of natural wood. Natural wood also has mineral marks.

These often look like black marks in the wood. Replacement will not be made due to either variations, knots, or mineral marks.

### Cleaning

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

### Hinges

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance.

### Moisture

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

### Panel Shrinkage/Splitting

Door panels are not glued in place but are allowed to expand and contract with the rest of the door. When this happens, raw wood edges may appear. Touching up the paint or stain on unfinished exposed areas is a homeowner responsibility and is not warranted. Some splitting of door panels is normal and should be expected.

If a door panel splits, Schubert Mitchell Homes will fill the split and match the paint or stain as closely

as possible. Color variations are to be expected for which Schubert Mitchell Homes is not responsible.

### Alignment

Doors, drawer fronts and handles should be level and even. Adjustments of cabinet doors are common and are a homeowner maintenance issue.

### Operation

Cabinets should operate properly under normal use. Do not slam, kick shut or allow children to hang from your cabinet drawers or doors.

### Separations

Some separation is normal and to be expected. We will correct gaps between cabinets and the ceiling or cabinets and the walls by caulking or other means if the gap exceeds 1/4" (locations behind appliances are excepted from this repair).

### Warping

If doors or drawer fronts warp in excess of 1/4" within 24", when measured diagonally, we will correct this by adjustment or replacement. If there is a replacement, Schubert Mitchell Homes will match grain and stain as closely as possible, but color variations are to be expected and are not the responsibility of the Builder.

### Wood Grain

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

### Painted Cabinets

Painted finishes on cabinets are not intended to bridge gaps or joints in the wood material. Joints, seams and miters will begin to show through the paint from normal use and expansion and contraction of the materials. This is not warrantable and is inherent with the materials.



# C

## CARBON MONOXIDE DETECTORS

### Homeowner Use and Maintenance Guidelines

If your home is equipped with carbon monoxide detectors, keep detectors clean and test them weekly. The unit will only indicate the presence of carbon monoxide gas at the sensor. Carbon monoxide gas may be present in other areas.

When the battery backup becomes weak, the detector will “chirp” as a warning. Replace the battery immediately to continue your protection. This detector must have AC or battery power to operate. If AC power fails and the battery is dead or missing, the detector cannot operate. Schubert Mitchell Homes recommends changing the batteries twice annually.

### Schubert Mitchell Homes Limited Warranty Guidelines

Schubert Mitchell Homes does not ensure that the carbon monoxide detectors will provide the protection for which they are installed or intended. Schubert Mitchell Homes has installed the carbon monoxide detectors in locations approved by the local building codes. Schubert Mitchell Homes shall not be obligated to pay for any carbon monoxide investigation or service call.



## CAULKING

### Homeowner Use and Maintenance Guidelines

Time and weather will shrink and dry caulking so that it no longer provides a good seal. As routine maintenance, check the caulking and make needed repairs. Caulking compounds and dispenser guns are available at hardware stores. Read the manufacturer’s instructions carefully to be certain that you select an appropriate caulk for the intended purpose. We suggest this is done yearly.

Areas to maintain include:

Interior - Around sinks, bath tubs, counter top joints, backsplashes, wood trim and showers.

Exterior - Around windows, doors, any exterior penetrations through siding and at brick/stone siding connections. On stucco homes, cracking that appears in the exterior stucco finish coat should be caulked and painted at minimum, annually.

### Latex Caulk

Latex caulking is appropriate for an area that requires painting. For example, where wood trim meets the wall.

### Silicone Caulk

Caulking that contains silicone will not accept paint; it works best where water is present, for example, where tub meets tile or a sink meets a counter top.

### Schubert Mitchell Homes Limited Warranty Guidelines

During the New Home Orientation, we confirm that appropriate areas are adequately caulked.



# C

## CERAMIC TILE

### Homeowner Use and Maintenance Guidelines

Hairline cracks in tile and grout and hollow tile are not uncommon. Some slight imperfections in the materials and workmanship are expected. Cracked, badly chipped or loose tile, noted in the New Home Orientation checklist, will be replaced.

Cracks appearing in the grouting of the tiles at joints or junctions with other materials, along with hollow tile, are common due to normal shrinking conditions and are not covered by your warranty. Schuber Mitchell Homes will repair cracks that are due to poor workmanship, or defective materials, within the applicable warranty period.

We will do our best to match the grout, but expect the new grout to vary from the original. This is not a warranted item.

If there are extra pieces of tile left in your home, save these, as this will help with matching tile. These are typically remaining materials in partial boxes or bags in the mechanical closet. We do not provide full cases.

### Cleaning

Ceramic tile is one of the easiest floor coverings to maintain; simply vacuum when needed. Occasionally, a wet mopping with warm water may be appropriate. Avoid adding detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals. Rinse thoroughly. Or, ask your local hardware store to recommend a product. Do not use waxes, sealers or bottled liquid cleaners on tile. Sealer is recommended yearly for the grout.

Waxes will make cleaning difficult and some liquid cleaners contain harmful acids that etch the tile and eat into the grout. Abrasive cleaners will 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.

### Sealing Grout

Sealing grout is the homeowner's responsibility and should be done yearly. To avoid sealing in dirt, follow the seal manufacturer's instructions about cleaning the grout before the sealing process. If grout is not sealed, it will allow moisture to pass through, due to its porous nature.

### Separations

Expect slight separations to occur in the grout between tiles. This grout is for decorative purposes only; it does not hold the tile in place. Use premixed grout purchased from flooring or hardware stores to fill cracks in the grout. Follow package directions. Grout, silicone or grout caulking are found in the flooring sections of most hardware stores.

Tile around bathtubs or countertops may appear to be pulling up after time. This is caused by normal shrinkage of grout or caulk and shrinkage of wood parts as they dry out. If this occurs, the best remedy is to purchase caulk or premixed grout from a hardware store. Follow directions on the container. Repair these cracks immediately to protect the underlying surface from water damage. Schuber Mitchell Homes is not responsible for damage caused by not maintaining caulk and/or grout.

Routinely maintain the caulking used on your ceramic tile. This is typically found in corners where tile meets tile, or tile meets another material.

### Schuber Mitchell Homes Limited Warranty Guidelines

During the New Home Orientation, we confirm that tile and grout areas are in acceptable condition. Schuber Mitchell Homes is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.

### One-Time Repair

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. Schuber Mitchell Homes will repair grouting, if necessary, one time during the warranty period.

We are not responsible for color variations in grout or discontinued colored grout. Any grouting or caulking that is needed after that time is the homeowner's responsibility.



# C

## CONCRETE FLATWORK

### Homeowner Use and Maintenance Guidelines

By maintaining good drainage, you protect your home's foundation and the concrete flatwork: the porch, patio, driveway, garage floor and sidewalks. Flatwork slabs are floating—they are not attached to the home's foundation walls. These are not a structural (load-bearing) element of the home and therefore, are excluded from the structural warranty.

### Cleaning

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

If washing is necessary, do this when temperatures are moderate. Repeated cleaning of the garage floor by hosing can increase soil movement by allowing water to penetrate any existing cracks. We recommend sweeping to clean the garage floor.

### Cracks

A concrete slab shrinks as it cures. Some of this shrinkage shows up as cracks. Cracking of concrete flatwork also results from temperature changes that cause expansion and contraction.

During the summer, moisture finds its way under the concrete along the edges or through cracks in the surface. In winter, this moisture forms frost that can lift the concrete, increasing the cracking. Maintaining drainage away from all concrete slabs will minimize cracking from this cause.

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

Cracks will not always follow the expansion or control joints. Cracks outside of these areas may occur.

### Expansion Joints

We install expansion joints to help control expansion, and saw-cut control joints to attempt to control where the cracks occur. However, as the concrete shrinks during the curing process, moisture can penetrate under the concrete and lift the expansion joint. When this occurs, fill the resulting gap with a waterproof concrete caulk, which can be purchased at most hardware stores.

### Heavy Vehicles

Prohibit commercial or other extremely heavy vehicles, such as moving vans and other large delivery trucks, from pulling onto your driveway. We design and install concrete drives for conventional residential vehicle use only: family cars, vans, light trucks and so on.

### Ice, Snow, and Chemicals

Driving or parking on snow creates ice on the driveway, which magnifies the effects of snow on the concrete surface. Remove ice and snow from concrete slabs as promptly as possible after snowstorms.

Protect concrete from abuse by chemical agents such as pet urine, fertilizers, radiator overflow, repeated hosing or de-icing agents, such as road salt that can drip from vehicles. All of these items can cause spalling (chipping of the surface) of concrete. Do not use salt or salt-based products on concrete. These products will cause damage that will not be warranted. We suggest using sand as an alternative.

Warning: Many de-icing products recommend not to use on concrete less than 2 years old. Be sure to check the warning labels and follow the product directions.

### Schuber Mitchell Homes Limited Warranty Guidelines

Concrete slabs, such as driveways, and walkways, are floating – they are not attached to the home's foundation walls. Because these slabs are not a structural (load-bearing) element of the home, they are excluded from coverage under your home's structural warranty. Your garages and patios are part of the foundation, and are covered by the structural warranty.



# C

## **Color**

Concrete can vary in color. Schuber Mitchell Homes provides no correction for this condition. Concrete is a porous material and is exposed to the elements in a number of areas, including during the build process. Care must be taken to avoid spills of staining materials such as stains, paints or oils and grease. These types of spills are not warrantable. In addition, fertilizers, irrigation water and some pest control chemicals contain minerals that can stain concrete. Take care to avoid exposing your exterior concrete surfaces to these materials.

The sun will also tend to bleach concrete over time. The materials that constitute the concrete, such as cement, aggregate and sand, are natural materials and therefore the bleaching process can be spotty or blotchy. This is a natural characteristic of concrete.

## **Cracks**

Shrinkage cracks are normal in concrete walls, floors and slabs. Slight cosmetic imperfections up to 1/4" will not be repaired.

Garage Slabs - Provided that homeowners maintain proper grading and care procedures, concrete cracks that exceed 1/4" in horizontal or vertical displacement will be patched or repaired one time during the two-year warranty period by patching or using concrete filler. Color and texture variations are to be expected, for which the Builder is not responsible. Subsequently, concrete slab maintenance is the homeowner's responsibility.



Slab Floors - Provided that homeowners maintain proper grading and care procedures, concrete cracks that exceed 1/4" width or 1/4" vertical displacement, or any crack that permits water, will be patched or repaired one time during the two-year warranty period by patching or using a concrete filler. Color and texture variations are to be expected, for which the Builder is not responsible. Subsequently, concrete slab maintenance is the homeowner's responsibility.

## **Depressions**

If a depression or unevenness in habitable concrete flooring exceeds 3/8" on a 4' level, it will be corrected. The Builder will correct the problem to meet the performance standard by filling it with a latex or equivalent filler or by grinding. The finished repair will be feathered in. Color variation of concrete is to be expected, for which the Builder will not be responsible.

## **Heaving**

Heaving exterior concrete slabs is vertical or horizontal movement of concrete slabs. Concrete slabs are floating and not supported by a frost footing. The homeowner can make repairs to their satisfaction. This is non-warrantable by the Builder.

## **Level Floors**

Concrete floors in the habitable areas of the home will be level to within 1/4" within any 32" measurement with the exception of an area specifically designed to slope toward a floor drain.

## **Separation**

Schuber Mitchell Homes will correct separation of concrete slabs one time only within the two-year warranty period, if separation exceeds one inch from the home.

## **Spalling (Surface Chips)**

Causes of spalling include repeated hosing of concrete for cleaning, animal urine, radiator overflow, fertilizer, uncleared snow and ice, ice-melting agents and road salts from vehicles. Repair of spalling is a home maintenance task. Damage caused as a result of these conditions is non-warrantable and will not be corrected by Schuber Mitchell Homes.



# C

## CONDENSATION

### Homeowner Use and Maintenance Guidelines

When warm, moist air comes into contact with cooler surfaces, the moisture condenses. Outside we see this as dew; inside you may see it as a layer of moisture on glass windows & door panels, as well as frames.

This condensation comes from high humidity within the home combined with low outside temperatures and inadequate ventilation. Family lifestyle significantly influences two out of three of these conditions. Condensation is seldom the fault of the windows or doors.

Moderate settings in winter can maintain desired comfort levels without contributing too much moisture to your home. You may need to experiment to find the correct level for your family's lifestyle.

### Humidifier Operation

If you use a humidifier in your home, closely observe manufacturer's directions for its use. Instructions to turn the humidifier off during air conditioning season are typical. Moderate settings in winter can maintain desired comfort levels without contributing too much moisture to your home. You may need to experiment to find the correct level for your family's lifestyle.

### New Construction

Some experts have estimated that a typical new home contains the equivalent of 50 gallons of water in both the new materials and in the air as water vapor. Water is part of lumber, concrete, drywall texture, paint, caulk and other materials used in building. Wet weather during construction adds more.

This moisture evaporates into the air as you live in your home, adding to the moisture generated by normal living activities such as bathing and cooking. Over time, this source of moisture will diminish.

The problem of condensation is often more noticeable in today's energy-tight homes. The

warm, moist air cannot escape as readily, so it heads for the coolest spot in the house. Despite today's major advances in energy efficiency, the coolest spots in the winter are usually the windows.

### Controlling Humidity

Outside air is usually drier than the air in your home. The moisture in wet air is compelled to flow toward, and mix with, the drier outside air, and it does so through a force of nature known as vapor pressure, or vapor diffusion. A relentless force, vapor diffusion can cause moisture to penetrate through wood, plaster, brick, cement and most other forms of materials used to build homes.

Your family needs a certain level of indoor humidity for comfort and health reasons. How can you tell if your home humidity level is acceptable for both health and home?

In winter, small amounts of fog or frost buildup (condensation on the lower corners of your windows indicate your humidity is still within a proper range). Large amounts of condensation indicate too much moisture, which can lead to deterioration of paint and stain, or window damage.

Damage to these items, due to condensation, are not warranted by Schuber Mitchell Homes. We suggest purchasing a hygrometer to monitor humidity levels.

Some indications of surface condensation are:

- Frost on door handles and hinges, or door frozen shut.
- Water or ice on windows.
- Damp spots or mildew on walls and ceiling.
- Moisture on light fixtures and toilets.

### Normal Activities

As you live in your home, your daily lifestyle also contributes to the moisture in the air. Cooking, laundry, baths and showers, aquariums, plants and so on, all add water to the air in your home.

Likewise, your daily routine can mitigate the amount of moisture in your home and reduce condensation on interior surfaces.



# C

## Temperature

Avoid setting your thermostat at extreme temperatures. Heating your home will cause the materials to dry out faster, generating more moisture into the air.

Drying the materials out too fast also increases shrinkage cracks and separations.

Here are some other ways to reduce and control household humidity:

- Shut off household humidifiers during cold season.
- Ventilate regularly. Regularly opening windows to allow fresh air into your home is highly recommended.
- Run exhaust fans in bathrooms while you are using them and for at least a half hour after. In the very hot summer months, run your bathroom fans during and after showers and baths for longer periods, in order to get the condensed moisture out of the ductwork. If you don't draw the moisture out, it can freeze to the vent walls and when the weather warms up, drip back out when it melts.
- Run vent fans in microwaves and hoods while you cook, especially if you are boiling or steaming food.
- When possible, leave blinds, drapes and/or curtains open to allow conditioned air to get to the windows.
- Do not cover hot or cold air registers.
- Operate your air handler fan in the "on" or continuous position.
- DO NOT plug the return air intake for your furnace/air handler (this is also a safety precaution).
- Keep roof vents clear of snow to prevent frost from forming in the attic.

## Ventilation

Develop the habit of using exhaust fans in bathrooms and over the stove. When weather conditions permit, open windows so fresh air can circulate through your home. Keep the dryer exhaust hose clean and securely connected.

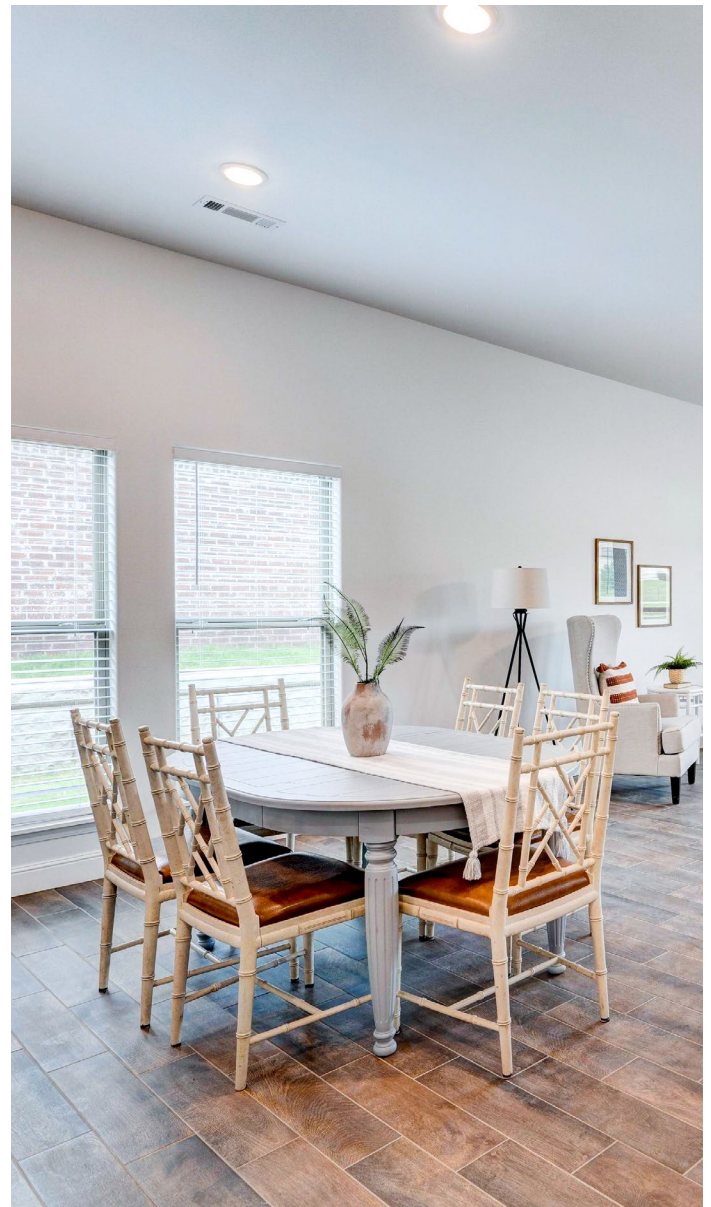
## Monitor

Purchase a humidistat or hygrometer for your home to monitor the ambient moisture in the air

and experiment with your daily activities and the various seasons to find the correct balance.

## Schuber Mitchell Homes Limited Warranty Guidelines

Condensation results from weather conditions and a family's lifestyle. Schuber Mitchell Homes has no control over these factors. The limited warranty coverage excludes condensation.





# C

## COUNTERTOPS

During your New Home Orientation, we confirm that all countertops are in acceptable condition. We repair noticeable surface damage such as chips, cracks and scratches noted on the New Home Orientation checklist. Minor blemishes can be expected and, under normal use, additional surface scratches are considered an inherent characteristic of this product.

Repair of surface damage noted after your closing date is the homeowner's maintenance responsibility, and will not be corrected by Schuber Mitchell Homes. If you do damage your tops, and if needed, we are happy to direct you to a repair company.

### Countertop Level

Countertops will be no more than 1/4" in 12" out of parallel with the floor. The Builder will make the necessary adjustments by shimming and leveling the countertop to meet the acceptable standard.

### Granite & Quartz

#### Homeowner Use & Maintenance Guidelines

While granite is the most heat resistant countertop available, we still recommend using a trivet or hot pad to protect the surface. Quartz, on the other hand, is a man-made product and is much more susceptible to heat damage from things like hot pans, prolonged exposure to sunlight, etc. These can cause discoloration in quartz and is not warranted by Schuber Mitchell Homes.

### Cleaning

For every day clean up, use a soft damp cloth to clean up most spills.

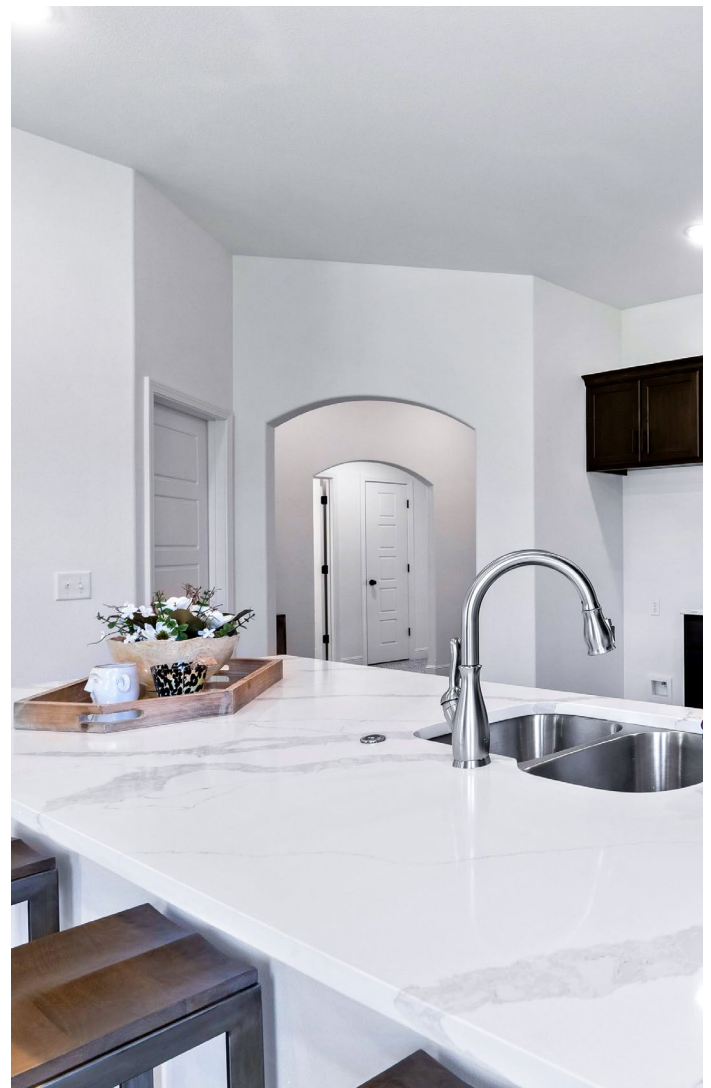
For weekly clean up, use a mixture of mild soap and water, a mixture of vinegar and water (one to one) or a natural stone cleaner. Glass cleaners will not hurt granite, but will leave a cloudy residue. Never use acidic cleaners on granite—they can dull or etch the surface. Do not use a scrubbing sponge on your top; they may scratch granite. Any such damage is not warrantable by Schuber Mitchell Homes.

### Sealing

Stone sealers help spills from absorbing or sticking to the surface. It is recommended that you re-seal your granite yearly or sooner if needed. Like car wax, if liquid doesn't bead up, then you need to re-seal. Sealing quartz is not needed.

### Stains

Although granite is very stain resistant, some spills can leave a mark. Most residue will evaporate within 12-24 hours. If a stain does not evaporate or cannot be removed by a stone cleaner, an absorbing poultice can be used. Use as instructed by the manufacturer. Stains are not warrantable by Schuber Mitchell Homes.







# C

## CUSTOM CHANGES

Please note that any custom additions or changes made by the homeowner to the original plan and installation by Schuber Mitchell Homes may affect the intended functionality and purpose of the original plan and design by Schuber Mitchell Homes. Issues resulting from custom changes by a homeowner will void the warranty to that item and will not be covered by Schuber Mitchell Homes. It will be the responsibility of the homeowner to repair those issues as well as any items affected by that change.

Examples include, but are not limited to, paint chipping from custom paint jobs, electrical issues stemming from third party installations (thermostats, light fixtures, flooring, etc.), yard work resulting in poor yard drainage, etc.



# D

## DECKS (IF APPLICABLE)

**Homeowner Use and Maintenance Guidelines**  
Wood decks add to the style and function of your home and are a high maintenance part of your home's exterior.

**Color Variation**  
Color variations are a natural result of the way in which wood accepts stain and are excluded from limited warranty coverage.

**Effects of Exposure**  
Wood decks are subject to shrinkage, cracking, splitting, cupping and twisting. Nails or screws may work loose and will need routine maintenance.

Plan to inspect your deck regularly, a minimum of once each year, and provide needed attention promptly to maintain an attractive appearance and forestall costly repairs.

Schuber Mitchell Homes recommends that you treat or stain your decks as needed to keep them looking their best.

**Foot Traffic**  
As you use your decks, abrasives and grit on shoes can scratch or dent the wood surface. Regular sweeping and mats can mitigate this, but will not completely prevent it.

**Outdoor Furniture**  
Moving grills, furniture or other items can damage the surface of the decking. Use caution when moving such items to prevent scratches, gouges and so on.

**Sealing or Water Repellent**  
To prolong the life and beauty of your deck, treat it periodically with a water repellent or wood preservative. Local home centers or hardware stores offer several products to consider for this purpose. Always follow manufacturer directions carefully.

**Snow and Ice**  
Heavy snow or ice that remains on the deck over long periods increases wear and tear on the deck.



# D

Prompt removal can reduce adverse effects. Use caution in shoveling to avoid needless scratching of the deck boards.

## Schuber Mitchell Homes Limited Warranty Guidelines

Exposed wood decks are constructed to meet structural and functional design. During the New Home Orientation, we will confirm that the wood decks are in satisfactory condition.



## DOORS & LOCKS

### Homeowner Use and Maintenance Guidelines

Natural fluctuations to doors, caused by humidity, temperature, showers and dishwashers, may occasionally require minor adjustments.

### Bi-fold Doors

Interior bi-fold doors sometimes stick or warp because of weather conditions. Apply a silicone lubricant to the tracks to minimize this inconvenience. Sometimes the hardware needs readjusting. This is a homeowner maintenance item. Inoperable bi-folds, not caused by homeowner damage or neglect, will be repaired.

### Exterior Finish

To ensure longer life for your interior or exterior doors, plan to refinish them as needed. The paint on exterior doors may need occasional touch-ups. This is a homeowner maintenance responsibility.

### Failure to Latch

If a door will not latch because of minor movement, you can correct this by making a new opening in the jamb for the latch plate and raising or lowering the plate accordingly. Minute adjustments to the hinges can also resolve latching issues.

### Hinges

You can remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it.

Graphite works well as a lubricant but can create a gray smudge on the door or floor covering beneath the hinge if too much is applied.

### Keys

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

Schuber Mitchell Homes is not responsible for lost or stolen keys.



## D

### **Locks**

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

### **Shrinkage**

Use putty, filler or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Wood doors shrink and expand in response to changes in temperature and humidity.

Touching up the paint on unfinished exposed areas is a homeowner maintenance responsibility.

### **Slamming**

Slamming doors can damage both doors and jambs and can even cause cracking in walls. Teach children not to hang on the doorknob and swing back and forth; this works loose the hardware and causes the door to sag.

### **Sticking**

The most common cause of a sticking door is the natural expansion of lumber caused by changes in humidity. When swelling during a damp season causes sticking, do not plane the door unless it continues to stick after the weather changes.

Before adjusting a door because of sticking, try two other steps: first, apply either a paste wax (a light coat of paraffin or candle wax) to the sticking surface; or second, tighten the screws that hold the door jamb or door frame and/or tighten the screws in the door hinges.

If adjusting is necessary even after these measures, use sandpaper to smooth the door and paint/stain the sanded area to seal against moisture.

### **Weather Stripping & Thresholds**

Weather stripping on the bottom of doors will be replaced if damage causes moisture to enter under the door. Replacement of weather stripping due to homeowner negligence is a non-warrantable item. Often, if a door is not fully latched, light and air will penetrate the opening. Make sure the door is fully latched before calling the Warranty Department.

### **Wood Grain**

Readily noticeable variations in wood grain and color are to be expected in all wood products.

Replacements will not be made due to wood grain variations.

### **Schuber Mitchell Homes Limited Warranty Guidelines**

During the New Home Orientation we confirm that all doors are in acceptable condition and correctly adjusted. Schuber Mitchell Homes will repair damage to doors noted on the New Home Orientation checklist.

### **Adjustments**

Doors should operate smoothly and latches should operate correctly. Because of normal settling of the home, doors may require adjustment for proper fit. During the two-year warranty period, Schuber Mitchell Homes will make appropriate adjustments one time.

### **Door Drags on Carpet**

Schuber Mitchell Homes will repair the door so it swings freely of the carpet.

### **Door Hardware**

Due to elements beyond the Builders control, tarnished hardware cannot be warrantied.

### **Drafts Under Exterior Doors**

Drafts under exterior doors can be corrected by adjusting the door threshold.

1. MAKE SURE DOOR IS FULLY LATCHED
2. Remove the threshold plugs.
3. To move the threshold closer to the door, tighten the screws.
4. To move the threshold away from the door, loosen the screws.
5. Re-install the threshold plugs.

### **Patio Doors**

Inoperable patio doors not caused by homeowner neglect or damage need to be serviced by the window manufacturer. It is the homeowner's responsibility to contact the Builder within the warranty period. The cleaning and maintenance necessary to preserve proper operation is a homeowner maintenance responsibility.

### **Scratches, Gouges, Nicks, Scrapes, Marks & Chips in Doors**

Schuber Mitchell Homes will repair any door with



# D

scratches, gouges, nicks, scrapes or chips, if it was noted at or before the New Home Orientation. The repairs will be made by using colored putty and/or paint. Replacement of the affected door is at Schuber Mitchell Homes' discretion. Homeowners are responsible for any damage not noted at or before the New Home Orientation.

## Warping

All wood doors go through a period of moisture and balance during new construction. During the first season, the door will be exposed to rapid drying conditions. This may cause the door to warp temporarily. This temporary warpage is not considered a defect and in most cases the door will straighten out.

Doors should not become inoperable and warpage of the door should not exceed 1/4" measured from corner to corner diagonally. Schuber Mitchell Homes will repair or replace warped doors at their discretion. If a replacement is required, Schuber Mitchell Homes will match grain and paint as closely as possible, but color variations are to be expected, for which Schuber Mitchell Homes is not responsible.

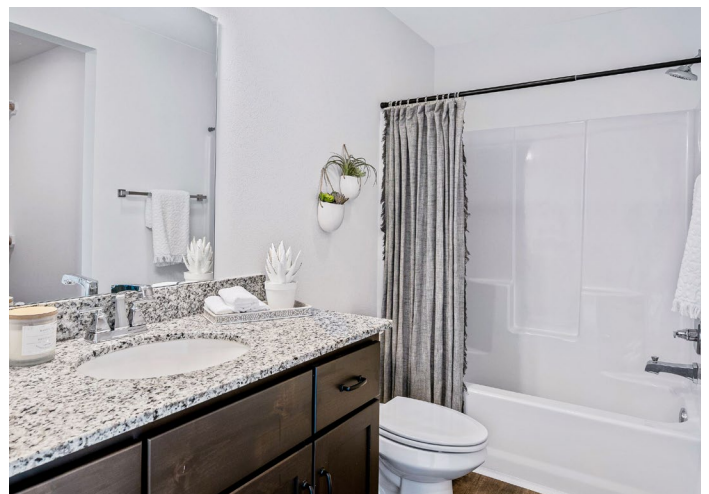


## DRAINS

Never pour grease down your drains, keep hair and food out of the drains and do not use any kind of lye.

1. Every month or so, run warm water down the drain.
2. Add three tablespoons of baking soda.
3. Add a little hot water and let stand for 15 minutes.
4. Flush with hot water.

Clogged drains are not warrantable.





# D

## DRAIN TILE (IF APPLICABLE)

### Homeowner Use and Maintenance Guidelines

Your home may have been constructed with a perimeter drain tile system that enters the sump basket under the floor. Check the basket frequently, especially in thawing and rainy seasons.

If the water is up to the bottom of the tubes, you should empty it and install a sump pump. If you have a sump pump, check it periodically to make sure it is working when you need it.

If your sump pump is running, it is working. This is not a bad thing.

The water in the basket will be discharged to the exterior of the home. It is the homeowner's responsibility to direct the water away from the foundation. This will keep the water from leaking back into the foundation.

### Schuber Mitchell Homes Limited Warranty Guidelines

Drain tile should help prevent leaks in the foundation system. Leaks that result in actual trickling of water will be repaired.

Leaks caused by improper landscaping or failure to maintain proper grade and drainage away from your home are not covered by warranty. Dampness of walls and floor in new construction may occur and is not considered a deficiency.

(See [Condensation](#).)

## DRYWALL

### Homeowner Use and Maintenance Guide

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

### Repairs

Drywall corrections and any other cosmetic concerns must be noted at the new home orientation. Cosmetic items throughout the home are not covered under the two-year warranty as cosmetic issues are a homeowner maintenance responsibility. Most drywall repairs can be easily made and best done when you redecorate the room.

### Schuber Mitchell Homes Limited Warranty Guidelines

During the New Home Orientation, we confirm that drywall surfaces are in acceptable condition. This verification is done from a distance of five to six feet from the wall surface, and under normal light conditions.

### One Time Warranty Repairs

Cosmetic items, including but not limited to drywall, paint, and caulking are to be pointed out at the New Home Orientation. These are not covered under the Schuber Mitchell Homes warranty. If repairs are completed during the warranty period, touch-ups will be visible and should be expected, for which the builder is not responsible.

This maintenance touch up does not include caulking of painted millwork.

(See also: [Wood Trim](#) for more information.)

"Flashing" is normal when fresh paint is used to touch up existing areas. It will be more noticeable on long spans of walls, or walls with light shining down them. Schuber Mitchell Homes will not paint whole walls because of this condition.

Repainting the entire wall or the entire room to correct this is the homeowner's choice and responsibility. Homeowners are also responsible



## D

for custom paint colors or wallpaper that has been applied subsequent to closing. Schuber Mitchell Homes will not reapply wallpaper or custom paints in repaired drywall areas.

It is the homeowner's choice whether Schuber Mitchell Homes repairs the drywall in these areas where custom wall finishes are affected. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-ups are unlikely to match the surrounding area perfectly.

### Lighting Conditions

Schuber Mitchell Homes does not repair minor drywall flaws that are only visible under direct lighting conditions. Direct light cascading across a wall will emphasize any and all minor blemishes that are normal in finished drywall assemblies. Schuber Mitchell Homes reserves the right to determine if a blemish is warrantable or not.



## E

## EASEMENTS

### Homeowner Use and Care Guidelines

Easements are areas where such things as utility supply lines can pass through your property. They permit service to your lot and adjacent lots, now and in the future. Yours may include drainage easements, meaning the runoff from adjacent lots pass across your property. Likewise, water from your property may run across a neighboring lot.

Easements are recorded and are permanent.

Utility companies, the United States Postal Service and others have the right to install equipment in easements. These might include streetlights, mailboxes or junction boxes to name a few. Neither Schuber Mitchell Homes nor you, as the homeowner, have the authority to prevent, interfere with or alter these installations. Plans for the location of such items are subject to change by the various entities involved.

Because they have no obligation to keep Schuber Mitchell Homes informed of such changes, we are unable to predict specific sites that will include such equipment. This includes the following, but is not limited to: fences, grass, playground equipment, sheds, etc. Schuber Mitchell Homes is not responsible for any damage/maintenance that occurs during utility work.



# E

## ELECTRICAL SYSTEM

### Homeowner Use and Maintenance Guidelines

Know the location of the breaker panel (located in the garage); it includes a main shut-off that controls all the electrical power to the home. Individual breakers control the separate circuits. Each breaker is marked to help you identify which breaker is connected to which major appliances, outlets or other service. Should a failure occur in any parts of your home, always check GFI's if applicable and/or the breakers in the main panel box.

### Breakers

Circuit breakers have three positions: on, off and tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.

### Breakers Tripping

Breakers trip because of overloads caused by plugging too many appliances into the circuit, a worn cord or defective appliance or operating an appliance with too high of a voltage requirement for the circuit. The starting 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, you need to call a qualified electrician to inspect the circuit. If the circuit remains on, one of the items you unplugged is defective and will require repair or replacement. If this happens during your Schuber Mitchell Homes warranty, the builder will send an electrician to investigate the issue.

### Fixture Location

We install light fixtures in the locations indicated per your plan. Moving fixtures to accommodate specific furniture arrangements or room use is a homeowner responsibility.

### GFI (Ground-Fault Interrupters)

GFI receptacles are required by building code as a safety feature. The outlets in all the bathrooms, the kitchen, patio and exterior are connected to

a GFI. It is a sensitive system that trips easily to prevent electrical shock in these locations. Heavy appliances or power tools can trip the GFI breaker. If you "trip" a GFI, simply push the reset button to reactivate it.

**Caution:** Never plug a refrigerator or food freezer into a GFI-controlled outlet. The likelihood of the contents being ruined is high and the limited warranty does not cover such damage.

Each GFI circuit 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 GFI breaker trips during normal use, it may indicate a faulty appliance and you will need to investigate the problem.

One GFI breaker can control up to three or four outlets and your garage door system, which can be located in the same or different rooms.

GFI's can wear out. If they continue to trip and/or reset, they may need to be replaced. In the event of a bad GFI, Schuber Mitchell Homes strongly recommends the homeowner hire a licensed electrician to replace the defective unit.

In laundry rooms with utility sinks, a GFI outlet will be provided and will protect all outlets within the room. If you find that the washer/dryer is not working, check this GFI first before calling the Schuber Mitchell Homes Warranty Department.

### Arc Fault/GFI (Ground-Fault Interrupters Circuits)

Arc Fault/GFI circuits are required by code. These protectors are required in all bedrooms of homes built after January 1, 2008. These protect you by detecting faults and tripping the circuit if needed. If they do trip, turn them completely off at the circuit breaker panel and then turn them back on.

These breakers can be highly sensitive to certain home appliances and lightning in the area. If the Arc Fault/GFI continues to trip, contact the Warranty Department of Schuber Mitchell Homes.



# E

## Grounded System

The electrical system is a four-wire grounded system. Never remove the bare wire that connects to the box or device. Do not disconnect the wire from the ground rod/under ground. This is generally located in the garage behind a blank plate or located on the exterior of the home behind the electrical panel.

## Light Bulbs

The homeowner is responsible for replacing burnt-out bulbs other than those noted during the New Home Orientation.

Bulbs burnt out by power surges, which are due to local conditions, are not warranted. This applies to any other damage, including damage done to appliances by power surges. Please use bulbs within the fixture's rated capacity. Using bulbs with a rating greater than the fixture's capacity may damage the fixture or shorten bulb life.

## Outlets

If an outlet is not working, check first to see if it is connected to a GFI. Next, check the breaker. If there are small children in the home, install safety plugs to cover unused outlets. Teach children to never touch electrical outlets, sockets or fixtures. Electrical outlets on exterior walls may permit airflow through the outlet. This is normal and no corrective action is required. Caulking around the perimeter of the box may eliminate the airflow, and is a homeowner maintenance item.



## Three-way Switches

Three-way switches are one light controlled by two different switches. Because of this, it is possible for one switch to be in the "OFF" position and the light be on and vice versa.

## Underground Cables

Before digging, check the location of buried service leads by calling the local utility locating service. Maintain positive drainage around the foundation to protect electrical service connections.

## TROUBLESHOOTING TIPS

### No Electrical Service Anywhere in The Home

Before calling for service, check to confirm that the

- Service is not out in the entire neighborhood. If so, contact the utility company.
- Main breaker and individual breakers are all in the ON position.

### No Electrical Service to One or More Outlets

Before calling for service, check to confirm that the

- Main breaker and individual breakers are all in the ON position.
- GFI is set (see details on GFIs, earlier in this section).
- Item you want to use is plugged in.
- Item you want to use works in other outlets.
- Bulb in the lamp is good.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.





# E

## Schuber Mitchell Homes Limited Warranty Guidelines

During the New Home Orientation, we confirm that light fixtures are in acceptable condition and that all bulbs are working properly.

### GFI (Ground-Fault Interrupters)

Schuber Mitchell Homes is not responsible for food spoilage that results from plugging refrigerators or freezers into a GFI outlet.

### Power Surge

Power surges are the result of local conditions beyond the control of Schuber Mitchell Homes and are excluded from limited warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems and computers.

Damage resulting from lightning strikes is excluded from limited warranty coverage.

For **after-hours EMERGENCIES** (Monday through Friday after 4:30 pm, Saturdays/Sundays and Holidays), please call (866.543.1529) from your "After Hours Emergency Contacts" on the label/magnet attached to your electrical service panel or handouts provided at closing.

Schuber Mitchell Homes cannot be responsible for any bills sent to the homeowner for a non-emergency issue. Please submit all non-emergency issues through the online web portal at [www.schubermitchellhomes.com](http://www.schubermitchellhomes.com).

## EMERGENCY CONTACTS

Emergency service covers any of the following situations:

1. Total loss of air conditioning.
2. Total loss of electricity.
3. Plumbing leak that requires the entire water supply to be shut off.
4. Total sewage stoppage.
5. Total loss of water.
6. Garage door stuck open and can't manually close.
7. Exterior doors do not lock.
8. Water penetrating the home.

If an emergency occurs during the regular business hours of 8:00 am to 4:30 pm, Monday through Friday, please call the Schuber Mitchell Homes Warranty Department for assistance as provided on our website.



# F

## FENCE

### Maintenance

When properly maintained — which includes replacing individual planks and boards as needed — a well-built and cared for wooden fence can last several years.

Because wood is a natural material and is exposed to the elements of nature 24/7, it is expected for a wood fence to fade in color and warp over time. Replacing individual planks and boards as needed due to natural wear and tear is the responsibility of the homeowner and not warranted by Schuber Mitchell Homes.

It is recommended that you seal your fence roughly six months after install with a protective sealant. Sealants not only help prevent water from seeping into the wood, but they also protect the surface from the sun's harmful UV rays, minimizing discoloration and the breakdown of wood fibers. In the instance that Schuber Mitchell Homes does replace wood parts on a stained/sealed fence due to a warrantable issue, Schuber Mitchell Homes is not responsible for re-staining or re-sealing the wood.

### Warranty

Our warranty covers defects in workmanship under normal and proper usage for two years after installation on fences installed by Schuber Mitchell Homes. Incidental damage by humans or pets, or damage caused by weather and other conditions beyond our control will be the homeowner's responsibility and is not warrantable by Schuber Mitchell Homes.

Any structural changes and/or alterations to your fence made by the homeowner after installation by Schuber Mitchell Homes will void the warranty. Fences not installed by Schuber Mitchell Homes will not be warranted by Schuber Mitchell Homes.

Fences installed over drainage swales must be kept off the ground so water can drain properly under them. Obstructions in the drainage swale can interrupt proper drainage of water from the lot and is not subject to correction according to the

warranty.

Sometimes, due to issues in surrounding areas, it may be necessary to take down an existing fence to access and correct a separate issue. In these instances, Schuber Mitchell Homes will work to re-install the fence once all work is completed.

Please note that fences built along or across easements are subject to be pulled down by a dominant estate (utility company, for example) to perform the necessary work in that area. It is not a requirement for these companies to rebuild the fence, although some will do their best to reconstruct it. Otherwise, it is the responsibility of the homeowner to rebuild the fence and is not warranted by Schuber Mitchell Homes.

(See [EASEMENTS](#) for more information)





# F

## FIBERGLASS TUBS AND SHOWERS

During the construction process it is normal to have minor surface blemishes on fiberglass tub and shower units. Your warranty under Schuber Mitchell Homes does not cover cosmetic fiberglass blemishes including but not limited to deep scratches, small chips, small cracks, etc. Any blemishes are to be notated during the New Home Orientation.

### Blemishes

Blemishes that are warranted are any BREAK in the surface, i.e., deep scratches, small chips, small cracks, etc. Tubs and showers must be inspected at the New Home Orientation and any issues noted on the New Home Orientation Checklist will be corrected. Schuber Mitchell Homes will not be responsible for fiberglass tub repair after closing on your new home.

For normal cleaning use a nonabrasive bathroom cleanser (or a mild detergent and water) and sponge or nylon cleaning pad. Avoid steel wool, scrapers, and scouring pads. Magic erasers are best for cleaning and scrubbing fiberglass.



## FIREPLACE



### Gas Fireplace

In many homes, Schuber Mitchell Homes offers a direct-vent gas fireplace. If you selected this type of fireplace, its operation is demonstrated during the New Home Orientation. Read and follow all manufacturer's directions and maintenance requirements.

A short delay between turning the switch on and flame ignition is normal. If you notice any gas smell, immediately shut off the gas supply switch and report it to the gas company. Excessive winds can cause a downdraft, which can blow out the pilot, requiring you to relight it before using the fireplace.

### Start Up

To break in your fireplace, we suggest the following:

- Burn for 30 Minutes, off for at least 30 minutes
- Burn for 60 Minutes, off for at least 60 minutes
- Burn for 120 Minutes, off for at least 120 minutes

This can, but does not need to be done all at one time. Once you have completed these burning cycles, you can use your fireplace as often or as little as you like. Be advised, when your fireplace is new, there will be an odor when you are burning for the first 8-16 hours. This is normal and will go away.



# F

## **Cleaning**

Use a fireplace glass cleaner (found at hardware and fireplace stores) to clean off any residue that builds up on the glass.

Clean monthly or as needed, but be sure not to wait too long as the residue can become permanent and the glass would need to be replaced. This would not be covered by warranty. Use caution in the selection of cleaners. Some cleaners give off flammable vapors and can take time to clear out. Do not light your fireplace or leave the pilot light lit to dry the internal surfaces, this can lead to an explosion.

## **Schuber Mitchell Homes Limited Warranty Guidelines**

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

## **Glass**

Damage to glass will only be corrected if noted during the New Home Orientation.

# FLOOR COVERINGS

## **CARPET**

### **Homeowner Use and Maintenance Guidelines**

Your Selection Sheets provide a record of the style and color of floor coverings in your home. Please retain this information for future reference. Refer to the various Manufacturer's recommendations for additional information on the care of your floor coverings.

Refer to the manufacturer's recommendations for additional information on care of all floor covering products.

## **Burns**

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

## **Cleaning**

You can add years to the life of your carpet with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum. The dirt particles wear down the fibers like sandpaper and dull the carpet. The most important thing you can do to protect your carpet is to vacuum it frequently.

Wipe up spills and clean stains immediately. For best results, blot or dab any spill or stain; avoid rubbing. Always test stain removers on a discreet area of the carpet, such as in a closet, to check for any undesirable effects. Have the carpet professionally cleaned regularly, usually after 18 months in your home, then once a year after that.

## **Crushing**

Furniture and traffic may crush a carpet's pile fibers. Frequent vacuuming in high-traffic areas and glides or cups under heavy pieces of furniture can help prevent this. Rotating your furniture to change the traffic pattern in a room also promotes more even wear.

Some carpets resist matting and crushing because



## F

of their level of fiber, but this does not imply or guarantee that no matting or crushing will occur. Heavy traffic areas such as halls and stairways are more susceptible to wear and crushing. This is considered normal wear and is not covered by the Schuber Mitchell Homes warranty.

### **Fading**

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

### **Pilling and/or Fuzzing**

Pilling, or small balls of fiber, can appear on your carpet, depending on the type of carpet fiber and the type of traffic. If this occurs, clip off the pills. If they cover a large area, seek professional advice. In loop carpets, fibers may break, creating fuzzing. Simply clip the excess fibers. If it continues, call a professional.

### **Rippling**

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity has left, have a professional re-stretch the carpeting using a power stretcher, not a knee-kicker. Normal wear and tear can cause rippling. Schuber Mitchell Homes will fix this once during the warranty period.

### **Seams**

Carpet usually comes in 12' widths, making seams necessary in most rooms. Visible seams are not a defect unless they have been improperly made or unless the material has a defect, making the seams appear more pronounced than normal. The more dense and uniform the carpet texture, the more visible the seams will be.

### **Shading**

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

same direction, provides a temporary remedy.

### **Shedding**

New carpeting, especially pile, sheds bits of fiber for a period of time. Eventually, these loose fibers are removed by vacuuming.

### **Snags**

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

### **Stains**

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

### **Static**

Cooler temperatures outside often contribute to static electricity inside. You can use a humidifier to help control static buildup.

### **Tack Strips**

Tack strips are placed under the carpet and are necessary to hold the carpet in place. Schuber Mitchell Homes will do their best to bend the prongs so they do not come through the carpet. If tack strip prongs come through the carpet after closing, you may use a hammer to bend down the prongs. Do not hammer down large areas of the tack strips, as this may cause your carpet to come loose and will not be warranted by Schuber Mitchell Homes.

### **Schuber Mitchell Homes Limited Warranty Guidelines**

During your New Home Orientation, we will confirm that your carpet is in acceptable condition. We will correct stains or spots noted at this time. Schuber Mitchell Homes is not responsible for dye lot variations if replacements are made. The Builder is not responsible for discontinued patterns/colors. Damage that occurs due to homeowner negligence is not warranted.



# F

## Edges

Edges of carpet along moldings and edges of stairs should be held firmly in place. It is not uncommon to be able to feel the point of tacks along the edges of walls or other transitions. If the tacks are flattened out too much, they won't be able to hold carpet tightly.

## Seams

Carpet seams can be visible. Schuber Mitchell Homes will repair any gaps or fraying. Carpet seams are not a defect but a limitation of the product. Seams may show, but visible openings are not acceptable. Schuber Mitchell Homes will correct affected areas one time within the warranty period so openings are not visible. Carpet seams usually improve with time and use but may not completely go away.

## Carpet Stretch Loosens

Wall to wall carpeting should not separate from the points of attachment. Schuber Mitchell Homes will re-stretch and/or secure carpeting one time within the warranty period as necessary. When moving furniture, be sure not to drag it across the carpet, this will cause it to loosen.

## Matting

Please refer to your manufacturer's specifications for further details.

## Staining or Fading

No carpet is totally stain proof. Spills and accidents should be cleaned up immediately. These damages are non-warrantable. Also, there is no carpet available that will not fade from exposure to the sun. Keep blinds, curtains and/or shades drawn as needed.

## WOOD FLOORING

### Homeowner Use & Maintenance Guidelines

Preventive maintenance is the primary goal to ensure a long beautiful life for your hardwood floor. All wood, including your hardwood floors, will respond to weather and humidity. Expansion and contraction of the floors is a process and takes months to either expand or contract. Please allow plenty of time to pass before becoming concerned about gaps in your floor. It is very important to maintain proper humidity levels to minimize the movement of your hardwood floors.

The following information is from NWFMA; The National Wood Flooring Manufacturers Association's website:

*"All the wood in your home will contract and expand according to the moisture in the air. Doors and windows may swell and stick during rainy seasons. In dry, cold weather, cracks and fine lines of separation may appear in wall cabinets and furniture. This is the characteristic of wood because wood is a product of nature, and its natural quality is what makes it desirable."*

## Cracks

The same reaction to humidity, or the lack of it, is happening constantly in your wood floors. Tiny cracks between the edges of boards appear when dry conditions are produced by your heating system. Simply installing a humidifier can reduce this. A balance of moisture in the house is beneficial not only to the house, but people too.

## Squeaks

When interiors become damp in rainy weather, boards may expand so that edges rub together and produce a squeak. This is normal and will likely subside at the change of the seasons.

## Cleaning

Dirt is harmful to your hardwood floors. Vacuum or sweep on a daily basis or as needed. Always damp-





# F

mop. Never wet-mop a hardwood floor. Excessive water causes wood to expand and can possibly damage the floor. When polyurethane finishes become soiled, use a damp mop with a mixture of one cup of vinegar to one gallon of warm water. When damp-mopping, remove all excess water from the mop. If your floors are not dry within minutes, you are using too much water. Do not use steam cleaners as they will add moisture to your floors and will potentially void the warranty. See manufacturer's recommendations of cleaning products effects and usage. Use of damaging products will void the warranty.

## PRODUCTS NOT TO USE ON YOUR WOOD FLOORS

- Murphy's Oil soap or similar products.
- Endust, Pledge, or any other "no wax" furniture products.
- Mop & Glo, Brite, or any other floor polishes that leave sheen behind.

### Dimples

Placing heavy furniture, walking across hardwood flooring with high heel shoes or dropping heavy or sharp objects on hardwood floors, can result in dimples. This is not warrantable.

### Filmy Appearance

A white, filmy appearance can result from moisture, often from wet shoes or boots being worn on the floor. Also, some cleaning products can leave a film. Use a buffing cloth to clean and shine this up. This is not warrantable.

### Furniture Legs

Install proper floor protectors (such as felt or Teflon) on furniture placed on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Make sure the floors under the furniture are clean and that you regularly clean the protectors to remove any grit that may have accumulated. Furniture casters may damage wood

floors. Gray, non-marking casters are the best. Avoid any plastic casters; they will scratch your finish. This is not warrantable.

### Humidity

Wood floors respond noticeably to changes in humidity and temperature. Especially during winter months, the individual planks or pieces expand and contract as water content changes. A humidifier helps but does not eliminate this reaction. It is recommended that you keep your home's humidity level in check during cold winter months. A dehumidifier may be necessary in the summer months. Effects from normal expansion and contraction are not warrantable.

### Mats & Area Rugs

Use protective mats at entrance doors to help prevent sand and grit from getting on the floor. Gritty sand is very harmful to wood floors. Using a dirt trapping mat on the exterior will help to keep it out. Use a rug in front of your sink. However, be aware that rubber backing on area rugs or mats can cause yellowing and warping of the floor surface.

Natural fiber rugs are recommended.

### Shoes

Do not wear high heel shoes on your hardwood floors. If you do, it is best to keep them in good repair. Common household items, such as heels that have lost their protective cap (thus exposing the fastening nail) will exert over 8,000 pounds of pressure per square inch on the floor. That's enough to damage hardened concrete; therefore, it will mark your wood floor.

### Spills

Clean up food spills immediately with a dry cloth. Use a vinegar and warm water solution for tough food spills.

### Sun Exposure

Exposure to direct sunlight can cause irreparable damage to hardwood floors. To preserve the beauty of your hardwood floors, install and use window coverings in these areas. If you have rugs or mats in areas exposed to the sun, your floor will fade or darken in the areas not covered by rugs or mats. This fading and darkening of the floor is to be



# F

expected under direct light exposure, and is not considered a product failure. Dulling of finish due to sun exposure is not warrantable.

## Traffic Paths

A dulling of the finish in heavy traffic areas is likely due to foot traffic wearing down the surface. Dulling of finish as a result of heavy traffic is a non-warrantable item.

## Warping

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

## Wax/Oil Soap

Waxing and the use of products like oil soap are neither necessary nor recommended. Once you wax a polyurethane finished floor, re-coating is difficult because the new finish will not bond to the wax. It can affect the current finish of your floor, and it will cost you more to refinish the floor in the future.

Be sure to use Bona Hardwood Floor Cleaner that is polyurethane safe. Also, be sure to not over-spray any cleaning products directly onto the hardwood floor.

## Cracking And/OR Separation of Boards

Wood floors should not have more than a 1/4" ridge or depression within any 32" area measured parallel to the floor. Schuber Mitchell Homes will, at their discretion, repair or replace wood floors that exceed the performance standard.

If there is a replacement, Schuber Mitchell Homes will match grain and stain as closely as possible, but color variations are to be expected and are not the responsibility of the Builder.

## Schuber Mitchell Home Limited Warranty Guidelines

We will correct any readily noticeable cosmetic defects listed during the New Home Orientation. You are responsible for routine maintenance of hardwood floors and cosmetic defects noted after your closing date. Schuber Mitchell Homes will correct any defects in materials and workmanship that exist in the warranty period.



## VINYL

### Homeowner Use and Maintenance Guidelines

Although vinyl floors are designed for minimum care, they do require some maintenance. Regular application of a good floor finish is needed to keep your floors looking nice. This will help maintain the glossy finish.

The resilient flooring used in your home is "No Wax". This means it is coated with a clear, tough coating that provides both a shiny appearance and long wearing surface. However, even this surface will mark. Follow the manufacturer's recommendations for care and cleaning.

Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Mopping or washing with water should be limited as excessive amounts of water can penetrate seams and get under the edges cause them to lift and curl.

If there are excess pieces of vinyl flooring, they are left in the mechanical closet for possible use if future damage occurs. Do not throw these out.

To prevent damage to your vinyl floors, floor protectors should be used on all furniture that is placed on these floors. Also, high heel shoes should





# F

not be worn when walking on these floors. Here are a few suggestions that can be used to prevent staining of your vinyl floors:

- Direct sunlight can discolor floors. Protect your floors from the sunlight - this includes skylights.
- Rubber-backed mats can discolor your floors. We recommend natural fiber rugs with no rubber backing.
- Deck stains and oil based paints can discolor. Be sure to use a mat and/or remove shoes before walking on the resilient floors.
- Asphalt driveways and driveway sealers can track onto your floors. Wipe or remove your shoes.
- Use only manufacturer recommended products on your vinyl floors. Also, when cleaning countertops and/or appliances, be sure the cleaners you use for these do not get on your resilient floors.
- Protect your floors from burns (anything over 120° F).
- Lawn fertilizers can discolor floors, wipe and/or remove your shoes before walking on these floors.

Excess water should be kept off the vinyl floors, use a damp mop; sweep or vacuum when cleaning. Keep wet shoes and boots off these floors, or keep on a mat. Water from bathtubs and showers should be wiped up immediately. Maintain caulking near sinks, bathtubs, and shower connections to vinyl flooring.



## Denting

The nature of vinyl flooring makes it possible to deform the surface permanently. Any load of high pressure can damage it. Examples are: high heels, furniture legs or anything that exerts a lot of weight in a small area. Schuber Mitchell Homes will repair any scrapes, gouges, holes, nicks, dents, rips or any other repairs of this type before or during the warranty period. Dye lot variations are to be expected, for which the Builder is not responsible. The Builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

## Ridges And/Or Depressions

Ridges or depressions exceeding a 1/4" within a 32" area measuring perpendicular to the ridge or depression will be repaired. The Builder will correct the floor by shimming the floor, pulling the sub floor down or other methods required to meet the performance standard. Dye lot variations are to be expected, for which the Builder is not responsible. The Builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

## Staining

Vinyl floors can stain due to various reasons. Typical stains are not warranted as stains are mainly caused by negligence not manufacturer defects or improper installation. If a stain was not due to negligence, Schuber Mitchell Homes will correct the affected areas. Dye lot variations are to be expected, for which the Builder is not responsible. The Builder is not responsible for discontinued patterns/colors. Please keep the pieces of vinyl left in your home for these instances. This will avoid the dye lot changes and discontinuations.

## Bubbles And/Or Seams Coming Loose

Vinyl floors do not normally come loose during the warranty period unless they were exposed to excessive water. This is typically due to homeowner negligence, which is not warranted.

Schuber Mitchell Homes will only repair if the issue was noted before or during the New Home Orientation.



# F

## FOOTINGS & WALLS

### Homeowner Use and Maintenance Guidelines

We install the foundation of your home according to the plans and specifications required by state and municipal codes. The walls of the foundation (if applicable) are typically block where needed, and all monolithic slabs are poured concrete. To protect your home's foundation, follow guidelines for installation and maintenance of landscaping and drainage in this guidebook. It is important to maintain positive drainage away from your foundation.

Even though an engineer designed the foundation and we constructed it according to engineered code requirements, surface cracks can still develop in the wall or slab. Surface cracks are not detrimental to the structural integrity of your home.

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes will warrant against defects in materials and workmanship on foundation walls, slabs and footing assemblies for the duration of your structural warranty.

### Cosmetic Imperfections

Slight cosmetic imperfections in foundation wall or slabs, such as a visible seam where two pours meet or slight honeycombing (aggregate visible), are possible. No repair is required unless they permit water to enter.

### Cracks

Cracks in foundation slabs/walls are common and to be expected. Schuber Mitchell Homes will correct cracks that exceed 1/4" in width or cause displacement of at least 1/4". Cracks that allow leakage will be repaired by epoxy injection or an equivalently approved method of corrective action.

### Leaks

Actual water that flows or accumulates into the basement will be corrected. Schuber Mitchell Homes will not be responsible if the cause is due to improper landscaping, maintenance or negligence of the homeowner.

### TO ENSURE WATER FLOWS AWAY FROM YOUR HOME THE FOLLOWING PRECAUTIONS SHOULD BE TAKEN BY THE HOMEOWNERS:

- Maintain gutters and downspouts.
- Maintain the grading so it slopes away from the foundation.
- If landscaping rock, wood chips, etc, are used around the foundation of the home, it is essential to install these materials correctly so water pockets do not develop and water does not become trapped and leak into the basement.
- Keep window well clear of all debris and vegetation.
- Install window well covers.



## FRAMING

### Plumb/Bowed Walls

Schuber Mitchell Homes will correct walls that are out of plumb more than 1/2" in an 8' distance or walls that are bowed more than 1/4" in any 32" measurement.



# F

## FROST IN ATTIC

Attic spaces will be ventilated as required by applicable building codes. During severely cold weather, attics become super chilled. When warm moist air from living spaces gets into the attic, the temperature difference causes the moisture to condense and freeze, forming frost. Frost in attics is not unusual. Temperature swings will cause small amounts of frost to form, melt and evaporate harmlessly throughout the winter.

However, when there is an extended cold snap followed by a quick thaw, melting of large amounts of frost can happen swiftly. The resulting water does not evaporate; it moves right through the insulation and into living spaces through light fixtures, down walls, and inside windows. You may also see brown streaks running down the interior or exterior walls of your home. There is not much a homeowner can do except let the moisture run its course and wait for the attic and insulation to dry out. This could take until spring. If you have sustained damage, contact your homeowner's insurance.



### **Homeowner Use and Maintenance Guidelines TO PREVENT THIS FROM HAPPENING, IT IS A HOMEOWNER'S RESPONSIBILITY TO KEEP INTERIOR MOISTURE LEVELS TO A MINIMUM.**

Make sure you run your exhaust fan during and for at least 30 minutes after showering or bathing - longer during extremely cold temperatures. Make sure your exhaust fans are on or a window is cracked while doing laundry, cooking or any other activity that increases moisture levels inside the home. Make sure your roof vents are not covered with snow. If your vents are covered in snow, follow the below steps. It is potentially a dangerous job for a homeowner to try and remove an ice dam and it is also possible to damage shingles or roofing, which can void your warranty. If your roof vents are covered in snow, you should:

1. Call a roofer who removes snow and ice as soon as possible. Check to ensure the company you hire is licensed, bonded and insured.
2. Some homeowners use a roof rake to remove snow. If you try this, be careful not to damage your shingles and be extra careful around overhead power lines.
3. Repeat these steps every time you notice ice dams forming on your roof.

### **Schuber Mitchell Homes Limited Warranty Guidelines**

Any damage resulting from frost in the attic is a non-warrantable item.

(See also [Ice Dams](#))



# G

## GARAGE DOOR

### Homeowner Use and Maintenance Guidelines

Since the garage door is a large, moving object, periodic maintenance is necessary. Follow manufacturer's instructions to ensure safe and reliable operation. Stay away from the door when it is in motion. Keep hands and fingers away from moving parts. Do not allow children to play with, or around the door.

### Lubrication

Every 6 months, it is recommended to apply a lubricant such as silicone spray or 30 weight automobile oil to all moving parts: track, rollers, hinges, pulleys and springs. Avoid over-lubricating to prevent drips on vehicles or the concrete floor. At the same time, check to see that all hardware is tight and operating as intended without binding or scraping.

DO NOT attempt to alter or replace the garage door, seek the assistance of a professional to ensure personal safety.

If the lock becomes stiff, use a graphite lubricant. Do not use oil as it will stiffen in winter and make the lock more difficult to open.

### Opener (If Applicable)

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

The door springs are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing. Have the door inspected by a professional garage door technician after any significant impact to the door.

DO NOT attempt repair, replacement or adjustment to the door spring; have such work done by a qualified specialist.

### Schuber Mitchell Homes Limited Warranty Guideline

Your garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment.

Exercise care when opening and closing the door. If operating the door manually, do not fling open or slam shut. This can cause the door to come off of the tracks. Schuber Mitchell Homes will correct the garage door as needed unless the cause is determined to be the result of homeowner neglect or lack of proper maintenance.

NOTE: The installation of garage door openers may affect the operation of the garage door, which is not warranted by the Builder if the opener was not provided by Schuber Mitchell Homes.

### Visible Light or Rain

Garage overhead doors are not weatherproof and some entrance of light rain should be expected. Garage doors will be corrected to meet the manufacturers' specifications unless the cause is determined to be the result of homeowner neglect or lack of proper maintenance.

If applicable, sweep out any water or snow accumulation near the garage door to keep it from freezing shut.





# G

## GARBAGE DISPOSAL

### Homeowner Use and Maintenance Guidelines

Your garbage disposal requires some special attention.

Garbage disposals should be used for small, soft items. Because hot water breaks down grease and fat that can harden inside the drain, it is recommended to only use cold water when operating your garbage disposal. Large quantities of food can cause clogs. Make sure you do not use your disposal for bones, coffee grounds, celery, potato skins, or any vegetable or fruit containing fibers or “strings”.

### Clogs

Many clogs are caused by improper usage. Always use plenty of cold water when running the disposal. Run the water while you are grinding and for at least 30 seconds after you are done.

If you do clog your disposal, most garbage disposals have a wrench that can be inserted into the bottom of the disposal. This will allow you to manually turn the chamber to free up the clog. There is also a reset button under the disposal.

If you clog your garbage disposal, it will shut itself down so it doesn't burn out the motor. If this happens, push the reset button to engage the motor. Damage caused by homeowner is not warranted by Schuber Mitchell Homes.

## GAS SHUT OFF

### Homeowner Use and Maintenance Guidelines

You will find shut-offs on gas lines near their connection to each item that operates on gas. In addition, there is a main shut-off at the meter. We point these out during the New Home Orientation.

### Gas Leak

If you suspect a gas leak, leave the home and call the gas company from an outside line or a neighbor's home immediately for emergency service. Do not use your phone or turn lights on or off in the home as either one of these could cause a small static spark which could ignite flammable gas.

### Schuber Mitchell Homes Limited Warranty Guidelines

The gas company is responsible for leaks up to the meter. Schuber Mitchell Homes will correct leaks from the meter into the home for appliances installed by Schuber Mitchell Homes. Aftermarket installations are not covered.

If your gas appliance was not connected to the gas line via Schuber Mitchell Homes, there is no warranty coverage for leaks at that connection through Schuber Mitchell Homes.



# G

## GRADING & DRAINAGE

### Homeowner Use and Maintenance Guidelines

Once the final grade around your home has been completed, an inspection of the lot will be done. The local building authorities either accept it or reject it. Once the survey has been accepted, it is then the homeowner's responsibility for erosion control of the property. Schuber Mitchell Homes is not responsible for weather related damage to unfinished yards after final grade or closing, whichever came last. Yards drain from one to another. You and your neighbors share an overall drainage plan for the community. This plan is created and approved by the City and/or County. Schuber Mitchell Homes does not have the authority to change it. Having a healthy and established yard will be the best way to keep proper drainage.

(See [Landscaping](#).)

### Drainage

In most cases, drainage swales do not follow property boundaries. Maintain the slopes around your home to permit the water to drain positively away from the home as rapidly as possible. This is essential to protect your foundation. Failure to do so can result in major structural damage and will void your warranty.

### Exterior Finish Materials

Maintain soil levels 6" below siding, stucco, or other exterior finish materials. Contact with the soil can cause deterioration of the exterior finish material and encourages pest infestation.

### Lot Not Draining Properly

After a normal rainfall, water should not stand in pools in the yard for more than 48 hours after a rain event ends. NOTE: No decisions will be made regarding drainage problems while saturation exists in the ground. Schuber Mitchell Homes is responsible for establishing the proper grade and swales according to the city or county grading plan. Schuber Mitchell Homes will not be responsible for the grade if the established grade has been altered.

It is essential that you maintain the slopes around your home to permit the water to drain away from

your home as fast as possible. Failure to do so can result in damage and will void your warranty.

### Settling

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

### Subsurface Drains

Occasionally Schuber Mitchell Homes installs a subsurface drain to ensure that surface water drains from a yard adequately. Keep this area and especially the drain cover clear of debris so that the drain can function as intended.

### Schuber Mitchell Homes Limited Warranty Guidelines

We established the final grade to ensure adequate drainage away from the home and per the county approved site plan. Maintaining this drainage is your responsibility.

### Backfill Settlement

Backfilled ground will settle. Schuber Mitchell Homes will grade your yard prior to closing (weather permitting) and fill any settling at that time. Schuber Mitchell Homes will correct settlement in excess of six inches one time only during the first year.

If such settlement occurs, Schuber Mitchell Homes will not be responsible for any damage to landscape items or additions not installed by Schuber Mitchell Homes. After the first year, maintaining the grading of the yard is a homeowner maintenance responsibility.

### Erosion

Schuber Mitchell Homes is not responsible for weather-caused damage after the final grade has been established or the closing date, whichever occurs last.



# G

## Swales

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

## Winter Grading

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

In winter climates, Schuber Mitchell Homes may have escrowed funds at closing to pay for spring completion of items such as sidewalks, landscaping, grading, etc. Therefore, homeowners should refer to their closing disclosure for those items.

# GUTTERS

The guttering on your home is covered under your Schuber Mitchell Homes two-year warranty. This warranty covers sagging guttering and guttering that is pulling loose, leaks or is not functioning properly due to improper installation.

Your warranty coverage for guttering excludes:

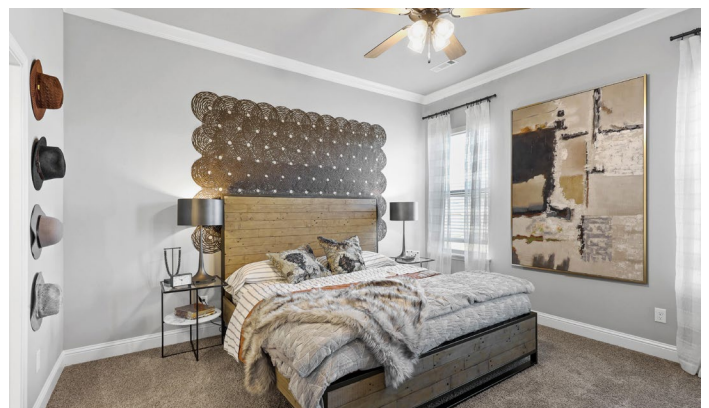
1. Any defects or product failure resulting from Natural, Act-of-God occurrences such as, but not limited to, lightning, hail, earthquakes, flooding, tornadoes/high winds and falling objects.
2. Damage incurred from homeowner adjustments, customizations and routine maintenance.
3. Color fading, staining, erosion, molding.
4. Improper maintenance of guttering system by customer including, but not limited to, clogging caused by leaves or debris in gutter.

# H

## HARDWARE

### Homeowner Use & Maintenance Guidelines

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





# H

## HEATING SYSTEM

### **Air Source Heat Pump**

#### **Homeowner Use and Maintenance Guidelines**

Good maintenance of your HVAC (Heating, Ventilation, and Air Conditioning) equipment can save energy dollars and prolong the life of the system. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

### **Adjust Vents**

Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, you can reduce the heat in seldom-used or interior rooms. This is an individual matter and you will need to balance the system for your own family's needs.

Keep in mind that heat rises. During cold weather you may benefit from opening the vents on the lower levels of the home and partially closing vents on the upper floors. Reverse the process for warm summer months when the air conditioning is used. This exercise of balancing your HVAC system can greatly enhance your home comfort from season to season.

### **Ductwork Noise**

Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to airflow as the system operates. Materials expand and contract with the change in temperature resulting in these noises.

### **Filter**

A clean filter will help to keep your home clean and reduce dusting chores. Remember to change or clean the filter monthly. A clogged filter will slow airflow and cause uneven heating and cooling. It can even shut down your system. 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. You will find the size and type printed along the edge of the filter that is in your unit. We

suggest labeling them with the month they are needed.

### **Furnished Home**

The heating system was designed with a furnished home in mind. If you move in during the cooler part of the year and have not yet acquired all of your draperies and furnishings, the home may seem cooler than you would expect.

### **Odor**

A new heating system may emit an odor for a few moments when you first turn it on. An established system may emit an odor after being unused for an extended time. This is caused by dust that has settled in the ducts and should pass quickly.

### **Gas Odor**

If you smell a strong gas odor, leave your home and call the gas company immediately! Do not try to repair yourself. Do not do anything to create a spark - turning on lights, making a phone call, etc.

### **On-Off Switch**

DO NOT turn the switch off during the winter months, this may cause your plumbing pipes to freeze, which is a non-warrantable item. The furnace has an on-off power switch. This switch looks like a regular light switch and is located outside the furnace. When turned off, this switch overrides all furnace commands and shuts down the blower. This is usually done only when maintenance service is being performed. Please take measures to ensure this switch is not left off for any prolonged amount of time. Also, be sure to check this before calling for service.

### **Return Air Vents**

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

### **Defrost Cycle of a Heat Pump**

When a heat pump is operating in the heating mode or heat cycle, the outdoor air is relatively cool and the outdoor coil acts as an evaporator. Under certain conditions of temperature and relative humidity, frost might form on the surface of the outdoor coil. The layer of frost will interfere with the operation of the heat pump by making the pump





# H

work harder and, therefore, inefficiently. The frost must be removed. A heat pump has a cycle called a defrost cycle, which removes the frost from the outdoor coil. A heat pump unit will defrost regularly when frost conditions occur. The defrost cycle should be long enough to melt the ice, and short enough to be energy-efficient.

In the defrost cycle, the heat pump is automatically operated in reverse, for a moment, in the cooling cycle. This action temporarily warms up the outdoor coil and melts the frost from the coil. In this defrost cycle, the outdoor fan is prevented from turning on when the heat pump switches over, and the temperature rise of the outdoor coil is accelerated and increased.

The heat pump will operate in the defrost cycle until the outdoor coil temperature reaches around 57° F. The time it takes to melt and remove accumulated frost from an outdoor coil will vary, depending on the amount of frost and the internal timing device of the system. A typical defrost cycle might run from 30 seconds to a few minutes. The defrost cycles should repeat regularly at timed intervals.

When the heat pump initiates the defrost cycle, there can be a significant change in the operating noise of the unit (sometimes described as a growling noise) and under certain conditions, steam may be generated from the outdoor condenser. This is normal. However, if your unit does not defrost, and remains frozen for extended periods of time, an HVAC technician should be contacted to verify correct operation and prevent damage.

## Comfort and Efficiency

For maximum comfort and efficiency, it is better to regulate temperature throughout the day, rather than turn the system off. Time is very important in your expectations of a heating system. Unlike a light bulb, which reacts instantly when you turn on a switch, the heating unit only begins a process when you set the thermostat.

For example, if you come home at 6:00 pm when the temperature has reached 55° F and set your thermostat to 70° F, the heating unit will begin heating, but will take much longer to reach the

desired temperature. During the whole day, the home has been cooling not only the air in the house, but the walls, the carpet and the furniture. At 6:00 pm, the heating unit starts heating the air, but the walls, carpet, and furniture release cold and nullify this heating. By the time the heating unit has heated the walls, carpet, and furniture, you may well have lost patience.

If evening heating is your primary goal, set the thermostat at a moderate temperature in the morning while the house is warmer, allowing the system to maintain the warmer temperature. The temperature setting may then be raised slightly (in 3° increments) when you arrive home, with better results.

Once the system is operating, setting the thermostat at 90° F will not heat the home any faster and can result in damage to the unit. Extended use under these conditions can damage the unit.

**NOTE:** Heat pumps have an electrical heating element as back up for times where the exterior temperature is too low for the heat pump to operate efficiently. This has a high electrical draw and can lead to high electrical bills. This element also fires during both emergency heat settings as well as when thermostat settings of 3° or more are used. This is very inefficient and should be avoided.

## Temperature

Depending on the style of home, temperatures can normally vary from floor to floor as much as 5° on normal days, and up to 10° or more on extreme temperature days. The equipment blower will typically cycle on and off more frequently and for shorter periods during these extremes.

Save on energy costs by setting temperatures at 68° F for winter and 75° F in the summer.

Since hot air rises, during cold weather you may benefit from opening the vents on the lower levels of the home and partially closing vents on the



# H

upper floors. Reverse the process for warm summer months when the air conditioning is used.

Run your fan in the “on” or continuous position. This will even out your heat, help keep condensation off of your windows, and it will actually cause less wear and tear on your equipment. Generally, it uses the equivalent of a 100-watt light bulb in electricity, or less.

### Thermostat

The air handler will come on automatically when the temperature at the thermostat registers below the setting you have selected. Once the air handler is on, setting the thermostat to a higher temperature will not heat the home faster. Placement of the thermostat is determined by our contractor per plan. Thermostats will not be moved due to the sun shining in the home.

### Trial Run

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

## TROUBLESHOOTING TIPS

### No Heat

Before calling for service, check to confirm that the

- Thermostat is set to “heat” and the temperature is set above the room temperature.
- Blower panel cover is installed correctly for the furnace blower (fan) to operate. This panel compresses a button that tells the blower it is safe to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, the furnace will not operate.
- Breaker on the main electrical panel is on. (Remember, if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on).
- Fuse in air handler is good. (See manufacturer literature for size and location.)
- Fuse in furnace is good. (See manufacturer literature for size and location.)
- Gas line is open at the main meter and at the side of the furnace.
- Filter is clean to allow proper airflow.

- Vents in individual rooms are open.
- Air returns are unobstructed.
- Switch on the side of the furnace is on.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

### Schuber Mitchell Homes Limited Warranty Guidelines

We will install heating systems according to local building codes, as well as to engineering designs of the particular model home. Adequacy of the system is determined by its ability to establish a temperature of 78° F, as measured in the center of the room, 5' above the floor. Schuber Mitchell Homes will correct a system that does not meet the performance standards. It is the responsibility of the homeowner to balance the system by adjusting the vents.

### Duct Placement

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

### Noisy Ductwork or “Oil Canning”

When metal is heated, it will expand. When it cools, it contracts. As a result of the expansion and contraction, the ductwork will crack or tick. This noise is normal and should be expected. Very loud “booming” noises caused by “oil canning” (stiffening of the duct work) will be corrected

## HUMIDIFIER

### Homeowner Use and Maintenance Guidelines

(See [Moisture](#).)

### Schuber Mitchell Homes Limited Warranty Guidelines

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



## ICE DAMS

### Homeowner Use and Maintenance Guidelines

Ice Dams occur when warm air passes through the ceiling into your attic space and warms the roof enough to melt the snow. Melted snow runs down the roof until it reaches the edge, which is cooler than the rest of the roof. The water then freezes, creating a ridge of ice, which is known as an ice dam. As the snow continues to melt, the ice dam stops the water from running off the edge of the roof. The water backs up under the shingles and leaks into the attic and walls causing damage such as:

- Wet attic insulation
- Water stained ceilings
- Cracked drywall

If you have an ice dam, take these steps to help prevent damage:

Call a roofer that removes snow and ice as soon as possible. Check to ensure the company you use is licensed, bonded and insured. This is a potentially dangerous job for a homeowner and it is also possible to damage your shingles.

Some homeowners use a roof rake to remove snow before it melts. If you try this, be careful not to damage your shingles and be extra careful around overhead power lines.

### Schuber Mitchell Homes Limited Warranty Guidelines

Ice dams and any damage caused by ice dams are not warrantied.

## INSULATION

### Homeowner Use & Maintenance Guidelines

Insulation will be installed in accordance with the building codes applicable at the time of construction. The R-Value of the insulation can be affected by anything that disturbs the surface of the insulation, such as adding wiring through the attic. As the last step in any work done in your attic (for example, the installation of speaker wire), you should confirm that the insulation lays smooth and even. Do not step on drywall ceilings, because this can result in personal injury or damage to the drywall. For these same reasons, only store items in the designated area of your attic.

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes will install insulation to meet or exceed the building codes applicable at the time of construction and outlined as part of your Purchase Agreement.

### Drafts at Baseboards

Schuber Mitchell Homes will inspect the draft to determine if adequate insulation was installed. Please note - the juncture of the floor and the wall system is conducive to opening, therefore, a certain amount of air movement is permissible. Schuber Mitchell Homes will check the affected areas and correct if necessary within the two-year warranty.

### Drafts Around Windows & Doors

(See [Window and Doors](#).)

### Moisture, Condensation Or Frost on Windows

(See [Condensation](#).)

### Pipes Freezing

(See [Plumbing](#).)



L

## LANDSCAPING

### Planting Beds

Do not allow edging around decorative rock or bark beds to dam the free flow of water away from the home. A non-woven membrane, such as Typar or Mirafi, can be used between soil and rock/bark to restrict weed growth while still permitting normal evaporation of ground moisture.

### Erosion

Until your yard is established and stable, erosion will be a potential concern. Heavy rains or roof runoff can erode soil. The sooner you restore the grade to its original condition, the less damage will occur.

Erosion is of special concern in drainage swales. If swales become filled with soil runoff, they may not drain the rest of the yard, causing further problems. You may need to protect newly planted sod and seed with erosion matting or reseed to establish grass in swales.

It can take several years to fully establish your lawn in such challenging areas. Erosion from lack of water management is not covered by Schuber Mitchell Homes.

### Sod

Newly placed sod requires extra water for several weeks.

Be aware that new sod and the extra watering it requires can sometimes create drainage concerns (in your yard or your neighbor's) that will disappear when the yard is established and requires normal watering. Increased water bills for the establishment of new sod are not covered by Schuber Mitchell Homes.

### Irrigation Systems

Irrigation systems are intended to water the sodded areas of your yard & planting beds. Watering these areas is a homeowner responsibility, and failure to do so may negatively impact the plants in those areas. We strongly discourage aiming sprinklers at your home because this may create water intrusion issues in your home and void your warranty.



You may encounter watering restrictions. Please contact your city or county inspections department to determine what the restrictions are and if you need a permit to water.

During your New Home Orientation, we will explain how to program your irrigation system. All water use is the homeowner's responsibility immediately upon closing.

If irrigation system stops working, first ensure that you check the timer, and the exterior rain sensor.

### Schuber Mitchell Homes Limited Warranty Guidelines

Live plants can be affected by many events and conditions beyond Builder control. As such, sod is a non-warranted item after closing. Repair or replacement will be a homeowner maintenance item. Plants are likewise affected by many events beyond Builder control and are not warranted beyond closing.

#### \*\*UTILITY LINES\*\*

Serious injury or death may result from contact with an underground natural gas pipe or electrical line.

Before digging in your yard check the location of buried service leads by calling the local utility locating service.



# L

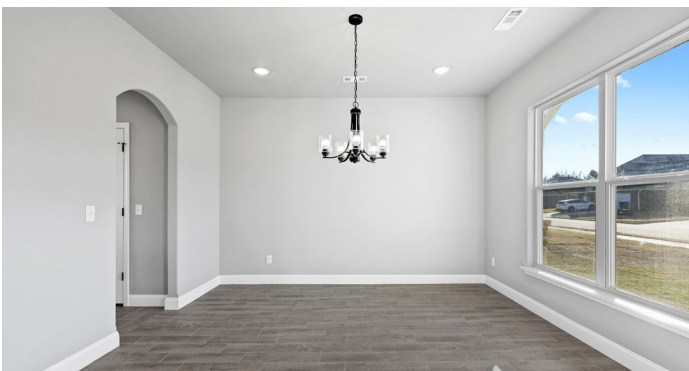
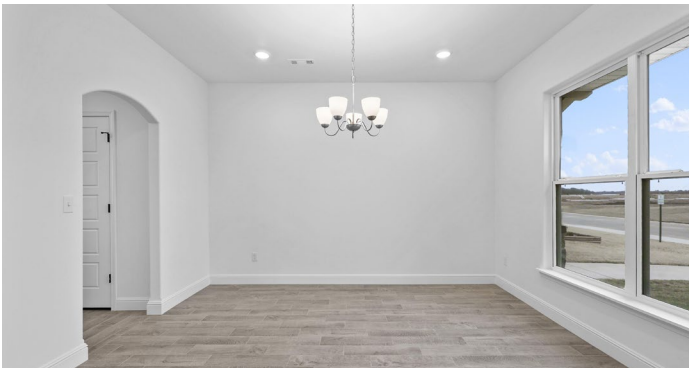
# M

## LIGHTING

### Schuber Mitchell Homes Limited Warranty Guidelines

All light fixtures are warranted through Schuber Mitchell Homes for two years from closing against manufacturer's defects and workmanship only. Rust and tarnish is created by environmental issues and is considered a non-warrantable condition.

(See [Electrical.](#))



## MILDEW & MOLD

### The Facts

Mold is a type of fungus. It occurs naturally in the environment, and it is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind, and is found everywhere life can be supported.

Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your home. Most homeowners are familiar with mold growth in the form of bread mold and mold that may grow on bathroom tile.

### Contributing Factors

In order to grow, mold requires a food source. This might be supplied by items found in the home, such as fabric, carpet or even wallpaper, or by building materials, such as drywall, wood and insulation.

In addition, mold growth requires a temperate climate. The best growth occurs at temperatures between 40° F and 100° F.

Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture and monitoring humidity levels in the home, a homeowner can reduce or possibly eliminate mold growth.

Moisture in the home can have many causes. Spills, leaks, overflows, condensation and high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effort to prevent mold growth.

If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours, therefore, cleaning up any spills or leaks is very important.

### What A Homeowner Can Do

You can take positive steps to reduce or possibly eliminate the occurrence of mold growth in the



# M

home and thereby minimize any possible effects caused by mold. These steps include the following:

1. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions or most tile cleaners are effective in eliminating or preventing mold growth.
2. Keep the humidity in the home low. Vent clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans or by running the air conditioning to remove excess moisture in the air and to facilitate evaporation of water from wet surfaces.  
(See [Moisture](#).)
3. Promptly clean up spills, condensation and other sources of moisture.
4. Thoroughly dry any wet surfaces or material. Do not let water pool or stand in your home. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.
5. Inspect for leaks on a regular basis, look for discolorations or wet spots. Repair any leaks promptly. Take notice of musty odors, and any visible signs of mold.
6. Should mold develop, thoroughly clean the affected area with a mild solution of bleach. First, test to see if the affected material or surface is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner.

Cleaning mildew from your home is your responsibility. Solutions that remove mildew are available from local paint or home improvement stores. Wear protective eye-wear and rubber gloves for this task; the chemicals that remove mildew are unfriendly to humans.

### Schuber Mitchell Homes Limited Warranty Guidelines

In order to prevent mold growth in a home, it is up to the homeowner to properly manage and maintain the home. The responsibility of a Builder is limited to honoring the one, two and ten year warranties.

The Builder cannot eliminate the possibility that mold and other fungi may develop after construction is completed. Mold and mildew are

not covered under the Schuber Mitchell Homes warranty.

All damages and claims for damages against the Builder, including property damage and personal injury caused by mold, or by some other fungus or agent, that result from or arise out of the failure to properly manage and maintain the home are hereby waived. Nothing herein shall constitute a waiver of any of the statutory warranties.

## MIRRORS

### Homeowner Use and Maintenance Guidelines

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





# M

## MOISTURE

Condensation is visible evidence of excessive moisture in the air. It may appear as water, frost or ice on the surface of windows, doors, and flooring. The warmer the air, the more water the air can hold, which means that the air in the center of any given room will hold more water than the air adjacent to the window or door walls, since this area is always cooler. When the warm, moisture-laden air moves toward the cooler window or door wall, it becomes cooler and cannot hold the moisture. It then appears as water on windows, doors and flooring. This occurs more frequently during the winter months because of the extreme difference between the inside and outside temperatures.

If you wish to avoid condensation during the winter months, when the average outdoor temperature drops to 50° F or less, it would be wise to maintain a 40-60% relative indoor humidity. Plants will contribute to condensation problems. Keep them in well-ventilated areas.

Ventilation is a very effective way to remove excessive moisture from the air, which is why old, poorly insulated houses with single glazed windows, often times do not have condensation problems. This is because the air is exchanged by infiltration around the windows, doors, vents and other openings.

Newer homes, which are constructed to meet current insulation standards, energy codes and energy conservation requirements, or older homes, which have been newly insulated through the addition of attic and basement insulation and installation of primed windows with dual or triple glazed glass, are now so air tight that they present a new problem.

All homes will on occasion, have temporary condensation that is the result of one of four occurrences:

1. New construction building materials contain a great deal of moisture.
2. As soon as the heat is turned on, this moisture will flow out into the air and settle on doors and windows, etc. This will usually disappear following the first heating season
3. Humid Summers - During humid summers, houses absorb moisture. This will be apparent during the first few weeks of heating. Then the house should dry out.
4. Temperature change - Sharp, quick and sudden drops in temperature, especially during the heating season will create temporary condensation problems.

Gas furnace units do not strip as much water out of the air as a Heat Pump during winter months. If your home is equipped with a gas furnace, please be aware that condensation may be present in your home. Running a dehumidifier will help with this issue.

Did you know an average family of four produces in excess of 30 pints of water in their home each day by just going through the regular routine? According to the Minnesota Extension Service, U of M here are some contributing factors:

Moisture Source	Amount of Moisture Produced
Your 5 Minute Shower	0.52 Pints
Cooking Your Daily Meals	2.07 Pints
If Your Meal Included Boiling Water	0.48 Pints Covered / 0.57 Pints Uncovered
House Plants (5-7 Average)	.86 Pints a Day
Respiration and Perspiration (Family of 4)	1.03 Pints Per Day
Evaporation from Home Materials	6.33-16.92 Pints Per Day
NEW Home Within First 2 Years	Add 10+ Pints to Above



## M

If you have an existing moisture or condensation problem, do not count on correcting it by installing new windows.

You must remember that windows do not cause condensation. Therefore, windows cannot cure condensation.

### Tips to Avoid Condensation

Regulate the indoor humidity level by reducing the amount of moisture generated. Run your exhaust fan when showering and if you have a fan, use the fan in the kitchen to help to reduce moisture as it is generated. Increase ventilation by running your A/C fan and/or open windows a crack to provide airflow. In warmer climates, operate A/C in Cooling mode.

### Schuber Mitchell Homes Limited Warranty Guidelines

Controlling moisture in your home is a homeowner responsibility. Consult your equipment manuals for care and use of your HVAC unit. This is not covered under Schuber Mitchell Homes warranty.

The Following Are Helpful Guidelines to Follow:

- Clean up wet or damp areas as soon as possible. Generally, damp or wet areas do not grow mold within the first 24 to 48 hours.
- While maintaining your yard, ensure the ground slopes away from the building foundation.
- If you see condensation or moisture collect on windows, walls, pipes or flooring; quickly dry the wet surface and try to reduce the water source.
- Run the bath fan while bathing or showering and for at least 30 minutes after. One hour in extremely cold weather.
- Use exhaust fans or open windows when cooking, dishwashing or doing laundry, etc.

## P

## PAINT & STAIN

### EXTERIOR

#### Homeowner Use & Maintenance Guidelines

Painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads, or scrub brushes. Often better results come from touching up rather than washing the paint.

Depending on the exposure to weather of each surface, the paint on some parts of your home may begin to show signs of deterioration sooner than others. Begin by resetting popped nails and removing blistered or peeling portions of paint with a wire brush or putty knife. Sand, spot with primer, and then paint the entire area. Use a quality exterior paint (on exterior doors only) formulated for local climate conditions. Avoid having sprinklers spray water on the exterior walls of your home.

#### Colors

Your selection sheets are your record of the paint and stain color names in your home.

#### Severe Weather

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

Schuber Mitchell Homes will touch up paint as indicated on the New Home Orientation checklist. You are responsible for all subsequent touch-up except painting we perform as part of another warranty repair. If the original color or paint type has been changed, Schuber Mitchell Homes will perform "other" repairs to the area, but will not be responsible for the painting of those areas. Exterior paint is not warrantable.

#### Coverage

The surface being painted over will not show through the new paint when viewed from a six-foot distance under normal light. Schuber Mitchell Homes will touch up the paint as necessary to meet the performance standard. Due to dye lot variations and variations due to elements, color variations





## P

should be expected and are not warranted.

### **Cracking**

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

### **Fading**

Expect fading of exterior paint or stain caused by the effects of sun and weather. Schuber Mitchell Homes' limited warranty excludes this occurrence.

### **Peeling**

If the exterior paint or stain peels within the warranty period, Schuber Mitchell Homes will prepare and touch up the affected areas by matching the paint or stain as closely as possible. Due to different dye lots in paint and stain and fading from the elements, color variations should be expected and the Builder is not responsible for these variations.

### **Variations in Color**

All wood products have variations in grain and color. Due to these characteristics, color variations will result when stain is applied. No repair or replacements will be made due to color variations.

### **Wood Grain**

Because of wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today's water-based paints often make wood grain visible on painted trim. Schuber Mitchell Homes does not provide corrections for this condition.

## **INTERIOR**

### **Homeowner Use and Maintenance Guidelines**

Painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads, or scrub brushes. Flat paints show washing marks easily, often better results come from touching up rather than washing the paint.

### **Care**

Your walls have been painted with eggshell latex paint.

This finish is not resistant to washing. Minor soiling may be cleaned with a soft cloth or sponge and soapy water. This could still result in discoloration and/or wearing of the finish. Severe soiling should be touched up with matching paint. Spackle may be used to patch small holes and blemishes.

### **Colors**

Your selection sheets are your record of the paint and stain color names in your home.

### **Coverage**

The surface being painted over will not show through the new paint when viewed from a six-foot distance under normal light. Schuber Mitchell Homes will touch up paint as necessary to meet the performance standard. Due to dye lot variations and variations due to elements, color variations should be expected and are not warranted.

### **Peeling/Deteriorating**

If the finish on your interior paint or woodwork stain peels within the warranty period, Schuber Mitchell Homes will prepare and touch up the affected areas by matching the paint or stain as closely as possible. Schuber Mitchell Homes will refinish the affected areas if the damage is not due to moisture or water. Due to dye lot variations and the effects of the elements, variations in color should be expected, which are not warranted by the Builder.

Woodwork that becomes soiled can be cleaned with a mild liquid soap and a damp cloth. Once clean, excess moisture should be removed with a dry cloth.

### **Stain**

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

### **Touch-Up**

When doing paint touch-ups, use a small brush or roller, applying paint only to the damaged spot. Touch-ups may not match the surrounding area



# P

exactly, even if the same paint mix is used. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product.

We provide a paint touch up kit for your home. Store these with the lids tightly in place and in a location where they are not subjected to extreme temperatures.

### Variations in Color

All wood products have variations in grain and color. Due to these characteristics, color variations will result when stain is applied. No repair or replacements will be made due to color variations.

### Wall Cracks (One Time Repair)

We suggest that you wait until your one-year anniversary to repair drywall cracks or other separations due to shrinkage or settling. This will allow your home to properly settle. Cracking in corners is typical.

### Touch-Up Visible

One time during the materials and workmanship warranty, Schuber Mitchell Homes will repair drywall shrinkage cracks and nail pops and will touch up the repaired area using the same paint color that was on the surface when the home was delivered. Touch-ups may be visible and should be expected, for which the Builder is not responsible.

“Flashing” is normal when fresh paint is used to touch up existing areas. It will be more noticeable on long spans of walls or walls with light shining down them. Schuber Mitchell Homes will not paint whole walls because of this condition. Repainting the entire wall or the entire room to correct this is your choice and responsibility.

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes will touch up paint as indicated on the new home orientation checklist. You are responsible for all subsequent touch-up, except painting we perform as part of another warranty repair. All paint issues are looked at from a standard six-foot distance, under normal light conditions.

## PESTS & WILDLIFE

### Homeowner Use and Maintenance Guidelines

Insects such as ants, spiders, wasps and bees and animal life such as woodpeckers, squirrels, mice and snakes; may find their way into or cause damage to your home.

Addressing concerns involving these pests and wildlife goes with being a homeowner. Informational resources include, among others, the state wildlife service, animal control authorities, the county extension service, pest control professionals, the internet and your public library. This is a non-warranted item.

The home is warranted to be free from termite infestation for one year. It is the responsibility of the homeowner to prevent wood destroying organisms after one year.





# P

## PLUMBING

### Homeowner Use and Maintenance Guidelines

Good maintenance of your home's plumbing components will ensure proper operation for many years to come. Carefully read and follow the manufacturer's literature on use and maintenance. The guidelines here include general information only.

Locate your main shutoff. It will be in the garage in the HVAC closet. Be sure you are familiar with this shutoff in case of emergency such as a water line break. Each sink and toilet has an individual shutoff for its water supply.

### Care

Follow the manufacturer's directions for cleaning the plumbing fixtures. Abrasive cleaners will remove the shiny finish, leaving behind a porous surface that is difficult to maintain. A non-abrasive cleaner, such as Soft Soap or liquid detergent is usually recommended.

Brass or antique brass fixtures should be cared for with a good quality brass cleaner, available at most hardware stores. Gel-Gloss is also recommended. It also works well on ceramics, stainless steel and cultured marble.

### Clogs

The main causes of toilet clogs are domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss and children's toys. You can usually clear clogged traps with a plunger.

If you use chemical agents, follow directions carefully to avoid personal injury or damage to the fixtures. Clogs causing plumbing issues due to personal items are not covered by Schuber Mitchell Homes warranty.

(Also, see [Garbage Disposal.](#))

To clean a plunger drain stopper (usually found in bathroom sinks), loosen the nut under the sink at the back, pulling out the rod attached to the plunger, and lifting the stopper. Clean and return the mechanism to its original position.

### Dripping Faucet

You can repair a dripping faucet by shutting off the water at the valve directly under the sink, then removing the faucet stem, changing the washer and reinstalling the faucet stem. The shower head is repaired in the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. (Please note that some manufacturers do not use rubber washers. If your faucet has a cartridge instead of a washer, refer to the manufacturer's manual for replacement instructions).

### Freezing Pipes

Plumbing pipes will be adequately protected from freezing, provided the home is heated at a normal level. Set the heat at a minimum of 55°F if you are away during winter months. Keep garage doors closed to protect plumbing lines running through this area from freezing temperatures.

In unusually frigid weather or if you will be gone more than a day or two, open cabinet doors to allow warm air to circulate around pipes. Use an ordinary hair dryer to thaw pipes that are frozen. Never use an open flame.

If a pipe freezes - **DO NOT TURN OFF THE WATER SUPPLY** unless the pipe has burst, then notify a plumber. Burst pipes due to improper homeowner care are not covered by Schuber Mitchell Homes warranty.

### 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 Schuber Mitchell Homes Warranty Department. Leaks due to improper homeowner care are not covered by Schuber Mitchell Homes warranty.

### Low Flush Toilets

In 1993, a water-saving regulation went into effect which prohibits the manufacture of toilets that use more than 1.5 gallons of water per flush. In the search for a balance between comfort, convenience and sensible use of natural resources, the government conducted several studies.



## P

They determined that the 1.5-gallon toilet was the size that consistently saves water. Because this may cause your toilet to plug more often, you may find the following tips useful:

- Hold the handle down to allow more water to pass. Even though the toilet is a 1.5-gallon flush, the tank holds 3 gallons of water.
- Flush two times.
- Do not allow large objects to go down the toilet.
- Expect to use a plunger.

As a result of implementing this standard, flushing twice is occasionally necessary to completely empty the toilet bowl. Even though you flush twice on occasion, rest assured that overall you are saving water and we have complied with the law. Similarly, flow restrictors are manufactured into most faucets and all shower heads and cannot be removed. We apologize for any inconvenience this may cause.

### Low Pressure

Occasional cleaning of the aerators on your faucets (normally every three to four months) will allow proper flow of water. The water department controls the overall water pressure.

### Main Shut-Off

Your home has one water shut off in the mechanical closet in the garage and a second shut off at the main water meter.

### Running Toilet

To stop running water, check the shut-off float in the tank. You will most likely find it has lifted too high in the tank, preventing the valve from shutting off completely. In this case, gently bend the float rod down until it stops the water at the correct level.

The float should be free and not rub the side of the tank or any other parts. Also check the chain on the flush handle. If it is too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.

### Shut-Offs

Your main water shutoff is located near your meter or at the street. You also have a main water shutoff in the mechanical closet. Use this shutoff for major water emergencies such as a water line break or

when you install a sprinkler system or build an addition to your home. Each toilet has a shutoff on the water line under the tank. Hot and cold shutoffs for each sink are on the water lines under the sink.

### Outside Faucets

Before frost, make sure to remove all garden hoses from spigots. Hoses on spigots will NOT let frost-free valves function properly. Water will remain in the spigot which will cause the water to freeze and bust the piping on the spigot. **FAILURE TO DO SO WILL CAUSE YOUR PIPES TO BURST, WHICH IS NOT COVERED BY SCHUBER MITCHELL HOMES WARRANTY.**

### Stainless Steel

Clean stainless steel sinks with soap and water to preserve their luster. Avoid using abrasive cleaners or steel wool pads; these will damage the finish. Prevent bleach from coming into prolonged contact with the sink as it can pit the surface. An occasional cleaning with a good stainless steel cleaner will enhance the finish. Rub in the direction of the polish or grain lines and dry the sink to prevent water spots.

Avoid leaving produce on a stainless-steel surface, since prolonged contact with produce can stain the finish. Also avoid using the sink as a cutting board; sharp knives will gouge the finish.

Local water conditions affect the appearance of stainless steel. A white film can develop on the sink if you have over-softened water or water with a high concentration of minerals. In hard water areas, a brown surface stain can form, appearing like rust.

### Toilet Tank Care

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

Do not use bowl cleaners that are placed in the tanks. They may cause the rubber parts and washers to break down, warp or fall apart. If chemicals are added to the toilet tank, the tank bolts could become damaged and actually cause the tank to leak. Using these kinds of products will void your warranty.



# P

## Water Filter Or Softener

If you install either a water filter or a water softener, carefully read the manufacturer's literature and warranty for your specific model.

## TROUBLESHOOTING TIPS

### NO Water Anywhere in The Home

Before calling for service, check to confirm that the

- Main shutoff on the meter outside your home is open.
- Main shutoff in the mechanical closet is open.
- Main shutoff at the water heater is open.
- Individual shutoffs for each water-using item are open.
- Bills are paid.

### Leak Involving One Sink, Tub or Toilet:

- Check caulking and grout.
- Confirm shower door or tub enclosure was properly closed.
- Turn water supply off to that item.

Use other facilities in your home and report the problem to the Warranty Department.

### Leak Involving Shower/Bathtub

- Turn water off at one of the main locations in your home.
- Call emergency number for service.

**These items do not have a shutoff at the unit; you will need to shut off the water at the main water shutoff in the mechanical closet.**

### Leak Involving a Main Line - if water is leaking behind a wall or you don't know where it is coming from:

- Turn water off at the meter in your home.
- Call emergency number for service.

### Back Up at One Toilet

If only one toilet is affected, corrections occur during normal business hours.

- Shut off the water supply to the toilet involved.
- Use a plunger to clear the blockage.
- Use a snake to clear the blockage.

**UNCLOGGING TOILETS IS A NON-WARRANTABLE ITEM.**

### Sewer Back-Up Affecting Entire Home

If your home is still within the warranty period, call the Schubert Mitchell Homes emergency line. If your home is out of its warranty period, contact a plumber service.

Remove personal belongings to a safe location. If items are soiled, contact your homeowner insurance company.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

### Schubert Mitchell Homes Limited Warranty Guidelines

During the New Home Orientation, we will confirm that all plumbing fixtures are in acceptable condition and are functioning properly, and that all faucets and drains operate freely.

### Condensation on Pipes or Tanks

Condensation on pipes or toilet tanks may result due to combinations of temperature and indoor humidity. Be sure to wipe up any condensation that drips on surfaces that can be damaged by water. Condensation is not covered by Schubert Mitchell Homes warranty.

*(Please see [Condensation](#) for more information.)*

### Cracks, Chips, Scratches

Schubert Mitchell Homes will repair cracks, chips, scratches on porcelain, cast iron and stainless if noted on the New Home Orientation. Any damage not noted on the worksheet will be a homeowner responsibility and not warranted.

### Water Heater

*(See [Water Heater](#).)*

### Noise

Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. Schubert Mitchell Homes will repair persistent water hammer.

### Sinks Do Not Hold Water

Stoppers on sinks should retain water for a sufficient length of time to accomplish their intended use. Schubert Mitchell Homes will correct the fixture to meet this standard.



## P

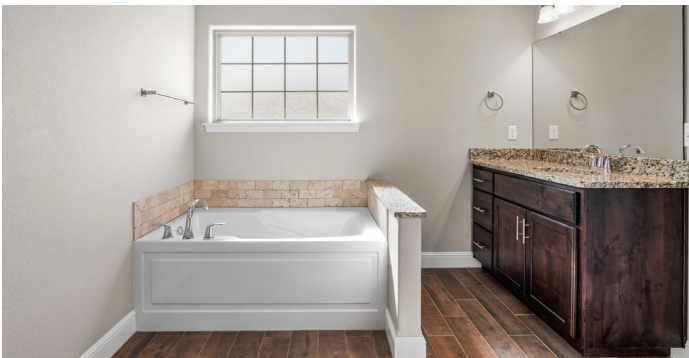
### Supply

Schuber Mitchell Homes will correct construction conditions that disrupt the supply of water to your home if they involve service from the main water supply to your home, provided actions of yours have not caused the problem.

Disruption of service due to failure of the water department system is the responsibility of the water department to correct.

### Toilet Does Not Flush Properly or Toilet Runs

Toilets should accomplish their intended use. To stop a toilet from continually running, try jiggling the handle. If that doesn't work, remove the tank cover to check the toilet chain. Make sure the chain isn't caught on anything. Also, check the drain valve cover to make sure it is seated correctly over the drain hole. The drain valve cover may need replaced annually.



## R

## ROOF

### Homeowner Use and Maintenance Guidelines

The shingles used on your home should provide you with many years of service and weather protection for your home. A few reminders on the maintenance of your roof could save you a great deal of expense and discomfort in the future.

**DO NOT WALK ON YOUR ROOF.** Doing so can void your warranty. The weight and movement will loosen and break the integrity of the roofing material, which can, in turn, result in a leak. No one should attempt to walk on the roof when it is wet. It is extremely slippery. During hot weather, your shingles will be soft and pliable and can be easily damaged. Extreme cold will make them hard and brittle and thus, also easily damaged.

### Clean Gutters

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

### Severe Weather

After severe storms, do a visual inspection of the roof for damages. Under normal weather conditions, shingles should not blow off the roof. If shingles are damaged by abnormal weather conditions, please contact your homeowner's insurance.

Under normal weather conditions, Schuber Mitchell Homes will repair or replace damaged shingles. If shingles are replaced, expect dye lot variations, which are not warranted.

During snowy conditions, be sure to check to see that your roof vents are not covered by snow. (See [Attic](#) for more information.)

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes will repair roof leaks other than those caused by severe weather. Roof repairs are made only when the roof is dry.

### Inadequate Roof Ventilation

Attic spaces will be ventilated as required by



# R

applicable building codes. Be sure roof vents remain open and are not covered or blocked by debris. If the roof vents are covered, we recommend that a professional be hired to clear them off.

### **Inclement Weather**

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

### **Leaking Through Vents**

Vents are provided for proper ventilation. Even vents that are installed according to building codes can allow driving rain to enter. This is not a defect. Schuber Mitchell Homes is not responsible for damage due to driving rain. Please contact your homeowner's insurance.

Vents should not leak under normal conditions. The Builder will repair leaks that occur under normal conditions, unless the leaks occur due to frost buildup which is beyond Builder's control.

(See [Frost In Attic.](#))

### **Leaks**

All roof and/or flashing leaks not caused by homeowner's actions or negligence and not caused by severe weather conditions will be repaired. It is a homeowner's responsibility to remove leaves and debris buildup in gutters. If shingles are replaced, expect dye lot variations, which are not warranted. When a leak is noticed, try to detect the exact location; this will greatly help in locating the area that requires repair. Roof repairs will only be made when the roof is dry.

### **Variation of Shingle Colors**

This is a non-warranted item. Some color variations are due to sun reflections, minor differences in colors between shingles in the same lots and the aging and weathering of the shingles.

### **Shingles Sticking Up or Not Sealing Down**

Shingles should be sealed by the end of the warranty period. Shingles need heat from the sun to get the full effect of the seal. Due to lack of heat from the sun during the winter, performance standards may vary. Schuber Mitchell Homes will repair shingles that are not sealed by the end of the warranty period. If a shingle is replaced, expect dye lot variations, which are not warranted.

### **Shingles Do Not Overhang or Overhang Too Much**

Shingles will overhang roof edges by no less than 1/4" and no more than 1". Schuber Mitchell Homes will either reposition or replace shingles as necessary to meet this standard. If a shingle is replaced, expect dye lot variations, which are not warranted.





# S

## SCENTED CANDLES, OIL BURNING, & PLUG-INS

### Homeowner Use & Maintenance Guidelines

We caution you about the potential damage to your home from soot. Burning oil, incense, scented candles and extreme cooking without ventilation are common causes of soot. Schuber Mitchell Homes is not responsible for air quality inside the home produced by the homeowner. The below damage from these activities are excluded from our limited warranty coverage.

### Potential consequences:

- Layers of soot residue forming on all surfaces: walls, countertops, floors, cabinets, mantles and appliances.
- Soot residue forming inside refrigerator and on the contents of the refrigerator.
- "Ghosting" is the result of a slow build-up of soot, dust, dirt and other particles that have attached to objects such as studs, joists, walls, ceilings, rafters and even sheetrock screws.
- Soot residue buildup in HVAC unit Return Plenum and GI Box resulting in damage to HVAC unit.
- Poor air quality circulating in the home.
- Soot getting into the human body through ingestion, inhalation or through the skin and eye, which can cause a variety of health issues.

## SHOWER DOORS & TUB ENCLOSURES

### Homeowner Use & Maintenance Guidelines

Shower doors and tub enclosures require minimal care. Using a squeegee to remove water after a bath or shower will keep mineral residue and soap film to a minimum. Use of a shower spray can also help prevent buildup of minerals and soap.

Use cleaning products suggested by the manufacturer to avoid any damage to the trim and hardware. Avoid hanging wet towels on corners of doors; the weight can pull the door out of alignment and cause it to leak. Check and touch-up caulking on an as-needed basis.

### Schuber Mitchell Homes Limited Warranty Guidelines

During your New Home Orientation, we will confirm the good condition of all shower doors and tub enclosures. Schuber Mitchell Homes warrants that shower doors and tub enclosures will function according to manufacturer specifications.







# S

## SIDING & POSTS

### Homeowner Use and Maintenance Guidelines

Siding expands and contracts in response to changes in humidity and temperature. Slight waves are visible in siding under moist weather conditions; shrinkage and separations will be more noticeable under dry conditions. These behaviors cannot be entirely eliminated.

### Fire Safety

Vinyl siding is made from organic materials and will melt or burn when exposed to a significant source of flame or heat. You should always take precautions to keep sources of fire such as grills, combustible materials, dry leaves, mulch and trash away from vinyl siding.

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes warrants all siding to be free of defects in material and workmanship for two years from closing. We will confirm the condition of the siding during your New Home Orientation.

Under normal weather conditions, your siding should not come loose. Siding that comes loose during the warranty period will be repaired. Expect variations in color due to dye lots and elements. If the siding becomes loose due to abnormal weather conditions including substantial winds, heavy rain, sleet/hail, etc.; please contact your homeowners insurance.

We will correct any separation at joints or where siding meets another material if the separation allows water to enter the home for two years after closing.

### Dents, Scratches, Holes or Nicks in Siding

There should not be any dents, scratches, holes or nicks in the siding prior to closing. Schuber Mitchell Homes will repair or replace ONLY the damaged siding noted on the New Home Orientation checklist.

**NOTE:** Exterior caulking is a yearly homeowner maintenance item.

### Rattling Noises

Due to windy or stormy weather conditions, the vinyl siding or the soffits may make a rattling noise. The siding and soffits are installed in a manner that allows them to expand and contract as needed. Due to this, you may experience some rattling noise which is normal and not warranted.

### Wood Splits

Some splitting of wood is normal and should be expected. Splits exceeding 1/4" will be repaired. Knots are a natural character of the wood and not considered defects of the wood. At the Builder's discretion, the Builder will repair the affected areas, if noted on the New Home Orientation checklist.

### Vinyl Siding Thermal Stress/Warping

Warping due to thermal stress caused by a reflection from a window or any other heat source such as a grill is beyond the Builder's control and is not warranted.





# S

## SMOKE DETECTORS

### Homeowner Use and Maintenance Guidelines

Read the manufacturer's manual for detailed information on the care of your smoke detectors. Your smoke detectors are hardwired to the electrical panel, interconnected to each other (if one goes off, they all go off) and all have battery backups. These are not part of a security system.

### Battery

If a smoke detector makes a chirping sound, that is a sign that the battery needs to be replaced. Follow manufacturer instructions for installing a new battery. Most smoke detectors use a 9-volt battery. It is recommended that you change your batteries every six months. A good way to remember this is to change them when you adjust your clocks.

### Cleaning

For your safety, clean by vacuuming each smoke detector monthly to prevent a false alarm, or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working. For safety, it is important that these devices are kept clean and in good working order.

### Locations

Smoke detectors are installed in accordance with building codes which dictate locations. Schuber Mitchell Homes will not omit any smoke detector, and you should not remove or disable any smoke detectors.

### Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes does not ensure that the smoke detectors will provide the protection for which they are installed or intended. We will test smoke detectors during the New Home Orientation to confirm that they are working and to familiarize you with the alarm. You are responsible for obtaining fire insurance.

## STUCCO

### Homeowner Use and Maintenance Guidelines

This material is made of cement plaster and concrete. Cracking of this material as it ages and the home settles, is to be expected. Some shrinkage cracks can show up almost immediately. Schuber Mitchell Homes will warranty Stucco cracks one time in the warranty period. Schuber Mitchell will fill the crack and paint using original color at the location of the crack only.

It is recommended that the homeowner inspect the exterior of the home at least annually and address any cracks or shrinkage immediately to avoid water intrusion. Schuber Mitchell Homes does not warrant against poorly maintained stucco.

### Caulking & Sealants

Regardless of the advertised life of the caulk material used, it should be inspected routinely for peeling, cracking or separating. Shifting of materials due to temperature changes can at times exceed the caulks ability to stretch, thereby resulting in separation. Most water penetration of wall systems occurs around penetrations in the wall system (i.e.: windows, doors, hose bibs, etc.)

Re-caulking should be done annually and is not limited to hose bibs, exterior doors, and windows. Check around power outlets, services and anywhere there is a penetration of the stucco. When applying caulk, the product selected should be paintable. Maintaining caulked joints and seams can prevent many instances of water intrusion. See the caulk manufacturer's literature for instructions on the proper procedures for re-caulking.

### Care & Maintenance

Wash your stucco as needed to keep its surface clean and bright.

For painted surfaces, always check the paint manufacturer's specifications and recommendations before using any detergent, cleanser, bleach or other chemical on painted areas. However, in most cases the procedures laid out below should be acceptable.



## S

### **Pre-Wet**

Use a garden hose with a jet nozzle to pre-wet the wall over the entire surface. Pre-wetting will overcome a possible absorption problem and will prevent the stucco from absorbing dirty wash water. Set the nozzle to a medium coarse spray. Start at the bottom and work your way to the top.

### **Wash**

When the surface has been pre-wetted, adjust the nozzle to a “pressure stream”. Then direct the stream of water against the wall to loosen dirt and dust. “Caked on” dirt may need to be removed with a brush. Note: Avoid eroding the finish by holding the nozzle a sufficient distance from the surface. Be extremely careful of using pressure washers to clean stucco as they can achieve pressures sufficient to cut the stucco surface.

**Use cleanser if necessary:** Sometimes it may be necessary to use a mild cleanser to remove stains. It is desirable to determine the source and cause of the stain before cleansing. Some stains require specific treatments. However, recommended for most common stains is a mild solution of trisodium phosphate (TSP). This is available at most paint or hardware stores. Should you choose to use a different product, be sure it is water-soluble (dissolves completely in water).

**NOTE:** Do not use soap or dishwashing liquid!

It is always recommended to test your cleaning solution on a small, inconspicuous area first. Do not let the solution dry on the wall.

### **Rinse**

Flush the wall thoroughly with clean water to remove loosened dirt and cleansers.

### **Irrigation**

Be sure to keep water directed away from the stucco wall. Over time mineral oxides or chemicals in the irrigation water can stain the finish. This could also cause mildew (a fungus) or efflorescence (a white powdery “bloom”) to form.

If you find efflorescence, spray the affected area with white vinegar. This should neutralize the alkaline efflorescence. After a few minutes, but before the vinegar dries, brush and rinse the area with clean water. You may also use a brick

or masonry cleaner but you should check the manufacturer’s directions and test it on a small area for reaction with the paint. Efflorescence is caused by mineral salts leaching out through the stucco from behind. To prevent reoccurrence of efflorescence, you must find and repair the condition allowing water to get behind the stucco. Eliminating the moisture source will eliminate the efflorescing.

Cleaning may be required several times over a period as long as six months to allow all the moisture to dry out of the wall system. For more information on efflorescence see the National Concrete Masonry Association’s “Control And Removal of Efflorescence”, NCMA Tek 8-3-A available through the NCMA at [www.ncma.org](http://www.ncma.org).

### **Repainting**

Paint should be inspected at least annually for evidence of chalking, peeling and cracking. Repaint as necessary. Make sure to follow the manufacturer’s guidelines for repainting and repairing. Expected paint life in our climate is three to five years.

### **Cracking & Repair**

Though most cracking can be prevented during the construction process, the potential for some cracking will always be present. While stucco is extremely high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. Therefore, stucco should be routinely checked for cracks. Determining the cause of the cracking is the key to proper repair procedures. Cracks should be dealt with immediately.

### **Minor Cracks**

Stucco will expand and contract in response to temperature sometimes creating minor hairline cracks in the outer layer of the stucco application. This is normal behavior and considered a routine maintenance item after the first-year warranty period. These minor, hairline cracks can be repaired by scraping the loose material from the crack and using a paintable caulk or flexible crack sealer to fill the gap. The texture can be more easily simulated by broadcasting stucco sand onto the fresh caulk before it cures. Most paint manufacturers produce an elastic crack sealer product specifically for this



# S

use. They are available under several different brand names. Consult your paint supplier for specific brands.

## **Schuber Mitchell Homes Limited Warranty Guidelines**

Schuber Mitchell Homes warrants stucco to be free of defects in material and workmanship for two years from closing.

We will correct any cracking, separation at joints or where stucco meets another material, if the separation allows water to enter the home during the warranty period. Due to the nature of the material and system, the homeowner must either address the issues immediately, or cause such notice to Schuber Mitchell Homes so Schuber Mitchell can act immediately.

Cracks, separations or gaps created by lack of care and maintenance are not warrantable and are a homeowner maintenance item.



## **SUMP PUMP (IF APPLICABLE)**

### **Homeowner Use and Maintenance Guidelines**

The foundation design of your home includes a perimeter drain, and if required by the city, a sump pump. The perimeter drain runs around the foundation to gather water and channel it to the sump basket. It is normal to have some water in your sump basket.

When the water reaches a certain level, the pump comes on and pumps the water out of your home. Read and follow the manufacturer's directions for use and care of your sump pump.

If you are in an area that does not require a sump pump and there is water in the sump basket, it is the homeowner's responsibility to purchase a sump pump or to remove this water. Sump pumps can be purchased at hardware or building stores.

### **Continuous Operation**

The pump may run often, or even continuously, during a heavy storm or long periods of rain. This is normal under such conditions.

### **Discharge**

Know where the discharge for your sump pump system is and keep the end of the drain clear of debris so that water can flow out easily. Also, you may need to add an extension to the discharge hose so you do not re-circulate the same water over and over.

If you add an extension, be sure to remove it in the fall. If your yard is not sodded, check with your local authorities regarding your discharge water.

### **Power Supply**

The sump pump runs on electricity. If power goes off, the pump cannot operate. Storm water (not sewage) could then enter your basement. You may wish to install a back-up system to guard against this possibility.

Homeowner's Insurance does not usually cover damage to your property from this source; you may want to obtain a rider to cover this.



## S

### **Roof Water**

Ensure that roof water drains quickly away from the home to avoid circulating it through your sump pump. Keep down-spout extensions or splash blocks in place to channel water away from your home.

### **Routine Check**

Periodically check to confirm the pump is plugged in, the circuit breaker is on and that the pump operates. To check the operation of your sump pump, pour enough water into the sump basket to make the sump pump kick on. The pump should come on and pump the water out. It is recommended that this procedure be done at least twice a year. Test your sump pump periodically to be sure it is running.

### **Trees and Shrubs**

Avoid planting trees or shrubs with aggressive root growth patterns near your home's foundation. The roots can make their way into the perimeter drain and eventually clog the system.

### **Schuber Mitchell Homes Limited Warranty Guidelines**

During your New Home Orientation we will discuss the sump pump and confirm it is operational. Sump pump performance is covered by the Schuber Mitchell Homes warranty period.

## V

## **VENTILATION**

### **Homeowner Use and Maintenance Guidelines**

Homes today are built more energy efficient than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors and indoor pollutants may all accumulate. We provide mechanical and passive methods for ventilating homes, such as exhaust fans and opening windows. Your attention to ventilation is important to health and safety. Building codes require attic and crawl space vents to minimize accumulation of moisture.

### **Attic Vents**

Attic ventilation occurs through vents in the soffit (the underside of the overhangs) and on the roof. Driving rain sometimes enters the attic through these vents. Do not cover them to prevent this.

### **Daily Habits**

Your daily habits can help keep your home well ventilated:

- Do not cover or interfere in any way with the fresh air supply to furnace.
- If your plan features a hood vent fan, we recommend running the vent when you are cooking.
- Use the bath fans when bathrooms are in use, and for at least 30 minutes after a shower.
- Air your house by opening windows for a time when weather permits.

Proper ventilation will prevent excessive moisture from forming on the inside of the windows.

(Also see [Condensation](#).)

### **Schuber Mitchell Homes Limited Warranty Guidelines**

Schuber Mitchell Homes warranty guidelines for active components (for example, exhaust fans) are discussed under the appropriate headings (such as electrical systems, heating systems and so on).



# W

## WARRANTY

### One or Two-Year Warranty

During your warranty period the home shall be free from defects caused by faulty installation of plumbing, electrical, heating and cooling systems.

The home shall be free from defects caused by faulty workmanship and defective materials due to non-compliance with building standards. The period of ownership commences on the date of closing, unless otherwise specified by Schuber Mitchell Homes.

### Five or Ten-Year Warranty

During the first 10 years of ownership, the home shall be free from major structural defects. "Major structural defects" means actual damage to the load-bearing function and which vitally affects, or is imminently likely to affect the use of the dwelling for residential purposes to the extent that the home becomes unsafe, unsanitary or otherwise unlivable.

Such load-bearing components may include:

1. Foundation systems and footings
2. Beams
3. Girders
4. Lintels
5. Columns
6. Load bearing walls and partitions
7. Floor systems
8. Roof framing systems

Damage to the following non-load bearing portions of the home may be covered by the Two-Year Limited Warranty, but do not constitute a major structural defect:

1. Roofing and sheathing
2. Drywall and plaster
3. Exterior siding
4. Brick, stone, or stucco veneer
5. Floor covering material
6. Wall tile and other wall coverings
7. Non-load bearing walls and partitions
8. Concrete floors in attached garages and basements that are built separately from foundation walls or other structural elements of the home

9. Electrical, plumbing, heating, cooling & ventilation systems
10. Appliances, fixtures, and items of equipment
11. Paint
12. Doors and windows
13. Trim
14. Cabinets
15. Hardware
16. Insulation
17. Floor squeaks or deflection

### Obtaining Warranty Service

For reasons of accuracy and to comply with the terms of your warranty, all items for which you request service MUST be reported in writing. When submitting items, please follow the steps below:

1. Please refer to the "About Your Home" Guide Book for each item in question.
  - a. Is the requested item covered by this warranty?
  - b. Does it fall within the performance standards warranty period?
  - c. Who is responsible for this item and what is the acceptable correction?
2. All requests for service need to be submitted using the Service Request page of the Schuber Mitchell Homes Website. This was given to you during orientation, and it is also written on a cling in your utility cabinet. The Service Request page can be found at [www.schubermitchell.com/service](http://www.schubermitchell.com/service).
3. Follow the steps for producing a service request. Please allow 24 hours for a technician to contact you.
4. Requests will be addressed Monday-Friday, 8:00am-4:30pm. This does not include holidays.
5. In the case of emergency plumbing and electrical issues, please call the emergency number at (866) 543-1529. Please call emergency services for all other emergencies.



# W

## WARRANTY EXCLUSIONS

This Warranty does not provide coverage for any of the following items which are specifically excluded:

1. Damage to land and other real property that was not part of your home, or any property that was not included in the purchase price stated on the Certificate of Warranty Coverage.
2. Damage to or defects in swimming pools, tennis courts and other exterior recreational facilities; driveways, boundary walls, retaining walls and bulkheads (except where boundary walls, retaining walls and bulkheads are necessary for the structural stability of the home); fences, landscaping (including sod, seeding, shrubs, trees and plantings), sprinkler systems, patios, decks, porches, outbuildings, detached carports or any other appurtenant structure or attachment to the dwelling; or other additions or improvements not a part of your home.
3. Loss or damage which arises while your home is being used primarily for nonresidential purposes.
4. Changes in the level of underground water table which were not reasonably foreseeable at the time of construction of your home.
5. Failure of your Builder/Seller to complete construction which is non-compliant with plans and specifications; violations of local or national building codes, ordinances or standards.
6. Any condition which has not resulted in actual physical damage to your home.
7. Any loss or damage that is caused or made worse by any of the following causes, whether acting alone or in sequence or concurrence with any other cause or causes whatsoever, including without limitation:
  - a. Negligence, improper maintenance, defective material or work supplied by, or improper operation by, anyone other than your Builder/Seller or its employees, agents or subcontractors, including failure to comply with the warranty requirements of manufacturers of appliances, equipment or fixtures.
  - b. Your failure to give proper notice to your Builder/Seller of any defect or structural defect.
  - c. Change of the grading of the ground that does not comply with accepted grading practices or failure to maintain the original grade.
  - d. Riot or civil commotion, war, vandalism, hurricane, tornado or other windstorm, fire, explosion, blasting, smoke, water escape, tidal wave, flood, hail, snow, ice storm, lightning, falling trees or other objects, aircraft, vehicles, mudslide, landslide, avalanche, earthquake, volcanic eruption, sinkholes or geological phenomena involving subsurface slope instability.
  - e. Abuse or use of your home, or any part thereof, beyond the reasonable capacity of such part for such use.
  - f. Microorganisms, fungus, decay, wet rot, dry rot, soft rot, rotting of any kind, mold, mildew, vermin, termites, insects, rodents, birds, wild or domestic animals, plants, corrosion, rust, radon, radiation, formaldehyde, asbestos, any solid, liquid or gaseous pollutant, contaminant, toxin, irritant or carcinogenic substance, whether organic or inorganic, and electromagnetic field or emission, including any claim of health risk or uninhabitability based on any of the foregoing.\*
  - g. Your failure to minimize or mitigate any defect, condition, loss or damage as soon as practicable.
  - h. Any loss or damage caused by buried debris, underground springs, sinkholes, mineshafts or other anomalies which were not reasonably foreseeable in a building site you provided.
  - i. Loss caused, in whole or in part, by any peril or occurrence for which compensation is provided by state legislation or public funds.
  - j. Costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repair, or any other costs due to loss of use, inconvenience or annoyance.
  - k. Diminished market value of your home.\*\*
  - l. Any and all consequential loss or damage, including without limitation, any damage



# W

to property not covered by this warranty, any damage to personal property, any damage to property which you do not own, any bodily injury or personal injury of any kind, including physical or mental pain and suffering and emotional distress, and any medical or hospital expenses or lost profits.

m. Any and all exclusions set forth in Section X (Construction Performance Guidelines);

8. Any defect or structural defect first occurring after the applicable term of the Warranty expires.
9. Defects or structural defects that first occurred or you knew about prior to the Effective Date of warranty such as “walkthrough” or “punch list” items.

\*Homes With FHA/VA Financing Only – If you are the original owner and your home has original FHA/VA financing still in effect, termite damage shall be covered for one year from the Effective Date of warranty.

\*\*Homes With FHA/VA Financing Only – If you are the original owner and your home has original FHA/VA financing still in effect, “Diminished market value of your home” is deleted.



## WATER HEATER

### ELECTRIC WATER HEATER

#### Homeowner Use and Maintenance Guidelines

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

#### Drain Tank

Review and follow the manufacturer’s timetable and instructions for draining several gallons of water from the bottom of the water heater. This reduces buildup of chemical or mineral deposits from the water, thereby prolonging the life of the tank as well as saving energy dollars. Also drain the tank if it is being shut down during periods of freezing temperatures. Carefully follow the instructions in the manufacturer’s literature. Ensure power is off prior to draining an electric water heater.

#### Element Cleaning or Replacement

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

#### Pressure Relief Valve

Follow your manufacturer’s recommendation for maintenance of the Pressure Relief Valve. Stay clear of the discharge line to avoid injury. See manufacturer’s literature for diagrams and detailed instructions.

#### Safety

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

#### Stinky Water

Some people may notice a “stinky” water smell and think it is a problem with their water heater. The smell is caused by harmless bacteria in the water that eats the magnesium anode rod inside the water heater. Removing the rod inside the water heater, may or may not help. But, removing this rod WILL void the water heater warranty.





# W

If experiencing excessive wear, please refer to manufacturer manual for replacement instructions.

## Temperature

Your water heater is pre-set slightly below or at the maximum temperature allowed by code. Higher settings can waste energy dollars and increase the danger of injury from scalding. Many municipal codes require a separate mixing valve to further control the water temperature in bathrooms. Hot water will take longer to arrive at sinks, tubs, and showers that are farther from the water heater.

Manufacturer recommends the temperature be set to 125° F.

## TROUBLESHOOTING TIPS

### No Hot Water

Before calling for service, check to confirm that the

- Water heater breaker on your main electric panel is in the on position. (Remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- Temperature setting is not off or too low.
- Water supply valve is open.

Refer to the manufacturer's literature for specific locations of these items and possibly other troubleshooting tips.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

## Schuber Mitchell Homes Limited Warranty Guidelines

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

## Tankless Hot Water Heater

Tankless Hot Water Heaters are designed to be a much more efficient way to heat the water in your home. However, the hot water is not instant. It may still take a few minutes for the hot water to reach the faucet, as it must still travel from the heater to the fixture. The delay of hot water from the appliance to the tap is not a warrantable item.

# WINDOWS, SCREENS, AND SLIDING GLASS DOORS

## Homeowner Use and Maintenance Guidelines

Windows will operate with reasonable ease.

Contact a glass company for the re-glazing or replacing of any windows that break. Glass is difficult to install without special tools.

Clean during moderate temperatures with only a mild soap and warm water using a sponge or soft cloth and dry with a towel. Avoid abrasive cleaners, brushes or scrubbing devices of any kind. Clean glass with a mild dish soap and water or commercial glass cleaner, rinse completely with clean water and wipe dry with a soft cloth to avoid water spots.

Clean screens by first removing, then washing on a clean flat surface with mild soap and water solution using a soft brush. Rinse, dry and reinstall.

## Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. Your family's lifestyle controls the humidity level within your home.

(Also see [Condensation](#).)

## Weep Holes

In heavy rains, water may collect in the bottom channel of window frames. Weep holes are provided to allow excess water to escape to the outside. Keep the bottom window channels and weep holes free of dirt and debris for proper operation.

## Schuber Mitchell Homes Limited Warranty Guidelines

Schuber Mitchell Homes will repair or replace broken windows or damaged screens noted during the New Home Orientation.

Windows should operate with reasonable ease and



# W

locks should perform as designed. If they do not, contact Schuber Mitchell Homes for adjustments.

## Condensation

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

Condensation that accumulates between the panes of glass in dual-glazed windows indicates a broken seal. This occurrence is covered during the warranty period by Schuber Mitchell Homes. *(For more information, see [Condensation](#).)*

## Infiltration

Some air and dust will infiltrate around windows, especially before the installation of erosion control turf in the general area. Schuber Mitchell Homes warranty excludes this occurrence.

Windows and window weather stripping is covered through the Schuber Mitchell Homes warranty. It may be necessary for the homeowner to provide a storm door to help with certain temperature, wind, rain and/or snow conditions.



## Mildew

Mildew is a fungus that tends to develop on very moist surfaces. Try to keep your surfaces dry by either controlling your condensation and/or wiping up any moisture. Mildew can be removed by using three tablespoons of Tri-Sodium Phosphate (TSP) and one cup of household bleach in one gallon of water. **(ALWAYS WEAR RUBBER GLOVES.)** *(See section on [Mold/Mildew](#).)*

## Scratches

Minor scratches on windows can result from delivery, handling and other construction activities. Schuber Mitchell Homes will replace windows that have scratches readily visible from a distance of 6-feet only if noted during the New Home Orientation. Schuber Mitchell Homes does not replace windows that have scratches visible only under certain lighting conditions.

Screens with holes or defects will be replaced if noted during the New Home Orientation. Once the home has closed, it is the homeowner's responsibility.

## Sticking Windows

Windows are designed for a ten-pound pull. Schuber Mitchell Homes will adjust windows that require excessive force to open/close.

## Stress Cracks

Schuber Mitchell Homes will replace the cracked piece of glass within the warranty period. Glass that is cracked due to homeowner's negligence will not be warranted. Stress window cracks are also called thermal shock cracks. They often happen when one part of the glass is expanding faster than another part of the glass. Glass expands when it is heated and contracts when it cools. Large, shaded windows are at a particularly high risk of developing stress cracks.



# W

## WOOD TRIM

### Homeowner Use and Maintenance Guidelines

Shrinkage of wood trim occurs continually, depending on temperature and humidity. All lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink less length-wise than across the grain.

Wood shrinkage can result in separation at joints of trim pieces. You can usually correct this with caulking and touch-up painting. Schuber Mitchell Homes will correct one time during the warranty period.

### Schuber Mitchell Homes Limited Warranty Guidelines

Minor imperfections in wood materials will be visible and will require no action.

### Cracking And/Or Separation

Separation between wood and adjacent surfaces (drywall, cabinets, door casing, tubs/showers, fireplace) or cracks that exceed 1/8" will be corrected. Schuber Mitchell Homes will correct by using caulk, putty or other methods.

If replacement is required, we will do our best to match grain as closely as possible, but variations are to be expected and are not warranted. All wood will have variations in grain and color. These variations are not warranted. Schuber Mitchell Homes will correct readily noticeable construction damage such as chips and gouges unless such damage was caused by the homeowner or normal wear and tear.

### Painted Millwork (Interior)

White painted millwork is a beautiful addition to your new home. However, there are some differences in the care and maintenance of painted millwork compared to stained and varnished millwork.

Caulking is applied to your painted millwork between the wall and the wood. During the first year you live in your new home the wood and other

materials used to construct your home will dry out, causing some slight movement in the structure of your home. In some cases, your millwork caulking will need to be touched up or reapplied due to this process. Gaps between painted millwork and the wall behind that exceed 1/8" will be corrected. Schuber Mitchell Homes will correct one time by using caulk, putty, or other methods. If replacement millwork is required, texture and color match are not guaranteed.

### Raised Grain (Exterior) (If Applicable)

Because of the effects of weather on natural wood, you should expect raised grain to develop. This is normal and not a defect in the wood or paint. Warranty coverage excludes this condition. (Also see [Paint and Stain - Exterior.](#))





# Y

## YARD

### MAINTAINING YOUR YARD

Maintaining the yard is a responsibility of the homeowner. Schuber Mitchell Homes installs Bermuda grass as erosion control turf.

#### Water

This may be the most important step. Be cognizant of the weather and the season. November - March does not require watering of the yard. April - October requires watering.

Over application of water can rot the root system and compromise your yard. If there is plenty of rain in the forecast, save some money and take up your sprinklers!

A forecast lacking in rain will require you to water your yard 1 - 2 times a day for 15 - 20 minutes the first month of the sod being laid. Expect an increase in water usage and your bill during this time.

Once established, a Bermuda grass yard will only need to be watered 1 time a week for 30 minutes. You will likely have areas of the yard that struggle to take root. Now would be a good time to toss a little extra seed and topsoil on those areas and water thoroughly in these specific areas.

Note: Areas where grass has struggled to take root in the yard are not the responsibility of Schuber Mitchell Homes and are not covered under the Warranty provided.

#### Washout

Washout can happen whenever rains occur before the root bed is established. The water from your downspouts or general yard drainage can wash away some of your topsoil under the sod leaving ruts or bumpy areas.

Be prepared to address this issue yourself should it happen because it is not a workmanship issue by your builder and is not covered under the Schuber Mitchell Homes Warranty. You can use dirt or sand to fill these ruts and bumpy areas. After areas are filled, add some seed.

### Pets/Children

Try to limit the exposure your pets and children have to your yard before the root bed is established. Pets and children on a yard that has not been established can cause poor grass growth, bumpy areas in the yard and create areas that puddle.

Once established, please be aware of the areas pets and children may use frequently that can cause lack of growth of the grass or create areas that can hold water, especially in high traffic areas of the yard; typically along the fence line, sides of the house, or around a playset or similar structure in the yard. These areas are not covered under the Warranty and are the responsibility of the homeowner to maintain.

### Caring for Your New Lawn After It is Established

As your new lawn becomes established, you can start easing up on the water, depending on the weather. If you continue your everyday watering routine, you're likely to overdo it and rot the young yard. Also, if the ground is too wet, you can inhibit root growth.

Once you have a sturdy foundation and the sod has started to establish deeper roots, try skipping a day of watering and see what happens. Watch the grass carefully. If the color starts to go from bright green to dull gray green, the grass needs water. You may have to water some quick-to-dry areas with a handheld hose.

If the grass doesn't dry out, keep stretching the intervals between watering until you're on a schedule of once or twice a week, or as needed. When you do water, water deeply, getting the moisture down 6 to 8 inches. You need to mow the new lawn when it reaches 2 to 3 inches high. Mow when the soil is on the dry side; otherwise, you might tear up the new turf.

### Yard Maintenance

Owning a beautiful yard is very rewarding but it does take a LOT of work. Your new sod will take a full growing season to establish which will require diligence on your part to procure a beautiful yard. Certain areas of grass in your yard might never establish.



# Y

But don't be discouraged! Schuber Mitchell Homes uses Bermuda grass. This is a resilient plant - if you continue to work to eliminate the weeds in these areas your grass will start to invade those spots that are yellow/brown/bare.

Bermuda grass invades areas of the yard in two ways: stolons and rhizomes. Stolons are above ground stems while rhizomes are below ground stems that both grow horizontally. These stems produce new plants as they grow and invade areas that are bare or struggling. The best way to help those struggling areas is by managing the weeds, overseeding and topdressing (as outlined below).

Lawn aficionados often say the best thing for grass is grass. In other words, weeds compete with your grass for nutrients and space so keeping them at bay will allow your grass to become thick and lush, thereby making it difficult for the weeds to germinate.

Many people find it too difficult and time consuming to research and provide the yard with the proper nutrients and therefore hire a lawn care professional to provide these services. This is highly recommended.

In addition to the importance of weed/feed it is also important to:

1. Mow frequently with sharp blades.
2. Don't cut your grass too short.
3. Don't mow a wet lawn.
4. Mulch your clippings into the yard.
5. Water your yard regularly, but not at night.

### **Overseeding Your Lawn**

The best time to overseed is in the fall and the second best is in the spring. It is a good idea to overseed your new lawn in both the fall and the spring for the first year. The second year, and every year after, you should at least overseed in the fall.

The best way to overseed is to de-thatch and aerate the lawn, then reseed, preferably with a slit seeder that can be rented at a rental store. Follow seeding by topdressing the yard with soil. This can be done with smaller areas of the yard that are bare as well. Remember, a new yard takes a lot of work and can be both challenging and rewarding.

### **Schuber Mitchell Homes Warranty**

We will identify any incomplete sections of erosion control turf that have not been laid (that is the responsibility of the Builder) at the New Home Orientation. The homeowner is responsible for maintaining grass/seeding after closing on the home; maintenance requirements may vary.

Schuber Mitchell Homes is not responsible for the loss of grass or trees (if applicable) in the yard. The buyer acknowledges that the performance and color of the grass or trees in the yard is not covered by the provided warranty.





# SAFETY & SECURITY CHECKLIST

## FIRE SAFETY

Buy at least one fire extinguisher for your home.

Ensure that all family members know the fire extinguisher location(s), and how to use them.

Ensure family members know how to shut off gas, electricity and water.

Have all extinguishers checked annually.

Test your smoke detectors regularly to ensure proper operation.

Avoid overloading electrical circuits.

Do not change out outlets and/or breakers.

## CARBON MONOXIDE SAFETY

High concentration levels of carbon monoxide (CO) are harmful and can even be fatal. If the alarm sounds in your CO detector, leave the house immediately and call the fire department. Open up the doors and windows to get fresh air into the house. Turn off your ventilation system including all fans.

## SECURITY WHEN YOU GO ON VACATION

It is advisable to take the following precautions when leaving your home for an extended period of time:

Turn off the water at the main shutoff. Stop mail and newspapers.

Lower the thermostats to a moderate temperature. Put lights on timers.

Ensure all appliances are turned off.

Turn down the temperature on the water heater.

Leave a set of keys with a neighbor in case of an emergency.



# SPRING & SUMMER HOMEOWNER MAINTENANCE CHECKLIST

## INTERIOR

Clean/replace HVAC or furnace filter (recommended every 30-90 days).

Check hot water tank for leaks; drain unit and refill. Inspect drains and ensure traps are filled with water.

Air out for moisture/leaks on dry, sunny days or use a dehumidifier.

Test smoke alarms and carbon monoxide detectors (recommended monthly).

Vacuum smoke alarm and carbon monoxide detectors.

Check and reset GFIC (Ground Fault Interrupter Circuit).

Clean/replace range hood filter.

Check doors, tighten loose hinges.

Check attic for adequate ventilation and ensure all insulation is in place.

Turn off pilot light in fireplace, if applicable. Treat HVAC condensation lines with vinegar.

Check wet areas such as sinks, tubs and showers for sealant.

If applicable, inspect floor drain in basement and ensure trap is filled with water.

If applicable, inspect basement for moisture/leaks. Clean humidifier, if applicable.

**Reminder:** Lack of proper maintenance could lead to major problems that may be determined as not warrantable.

## EXTERIOR

Check that all roof flashing is intact and properly caulked.

Check roof for cracked, damaged or loose shingles, replace as necessary.

Check that eavestroughs, gutters and downspouts are free from debris.

Check that attic louvers are screened and free of debris. Ensure ground is sloping away from house.

Check that downspout is directing water away from the foundation.

Inspect exterior clad stone, brick, mortar and stucco for chips and cracks; fill if necessary.

Plan landscaping to avoid water ponding and blocking drainage.

Check Rear Lot Catch Basin and clear any debris (if applicable).

Verify exterior landscaping is at least 1v" to 18" away and not in contact with home's exterior.

Check driveway and walkways for damage; fill cracks and seal.

Fertilize lawn and treat for pests. Inspect fencing (if applicable).

Turn on exterior water supply.

Check caulking is intact and sealed; re-caulk if necessary.

Check windows and screens are operating properly.

Oil moving parts of garage door(s) & garage door opener (if applicable).

Arrange for annual inspection of air conditioning & clean filter (if applicable).

Run irrigation and check heads for leaks. Adjust heads away from home and finished materials. Set timer for seasonal watering needs.

Check window wells (if applicable).



# FALL & WINTER HOMEOWNER MAINTENANCE CHECKLIST

## INTERIOR

Clean/replace HVAC or furnace filter (recommended every 30-90 days).

Oil air handler motor (follow manufacturer's directions).

Inspect furnace vents and registers, ensure they are clean and free of debris.

Check air handler or furnace fan belt for normal wear and tear; replace if necessary (follow manufacturer's directions).

Inspect and ensure drains and traps are filled with water. Check hot water tank for leaks and drain unit and refill.

Inspect perimeter for moisture/leaks.

Test smoke alarms and carbon monoxide detectors (recommended monthly).

Vacuum smoke alarm and carbon monoxide detector.

Check and reset GFIC (Ground Fault Interrupter Circuit).

Clean/replace range hood filter.

Clean humidifier (if applicable).

Open and clean fireplace, light pilot light, if applicable.

Check doors, tighten loose hinges.

Check attic after storms for moisture that may have entered through vents, remove as soon as possible to prevent water damage.

Inspect wet areas such as tubs, showers and sinks for sealant.

Treat HVAC condensate lines with vinegar.

Clean carpets and rugs.

Inspect basement for moisture/leaks.

Inspect floor drain in basement and ensure trap is filled with water.

## EXTERIOR

Check that all roof flashing is intact and properly caulked.

Have roof professionally checked for cracked, damaged or loose shingles. Replace as needed.

Check that eavestroughs, gutters and downspouts are free from debris.

Check that attic louvers are screened and free of debris. Ensure ground is sloping away from house.

Check that downspout is directing water away from the foundation.

Check Rear Lot Catch Basin and clear any debris, if applicable.

Winterize landscaping and remove leaves.

Check caulking is intact and sealed, re-caulk if necessary.

Check windows and screens are operating properly.

Oil moving parts of garage door(s) & garage door opener (if applicable).

Check clothes dryer vent and ensure it is free from debris.

Check sealing around windows and doors, replace as necessary.

Remove snow and ice from overhang and vents, if applicable.

Check for excessive snow on roof after long periods or significant amounts of snow, remove as necessary.

Shut off and bleed exterior hose bibs.

**Reminder:** Lack of proper maintenance could lead to major problems that may be determined as not warrantable.





SCHUBER  
MITCHELL  
— HOMES