

Congratulations on purchasing an Immaculate Home!

You have just purchased one of the best-built homes in Cache Valley. Quality is one of our main goals at Immaculate Construction, and we are very pleased with what we have accomplished in the years we've spent helping to get friends, family and neighbors into our award winning homes. Now that you have made your decision to build or buy an Immaculate Home, outlined here are some important issues you should review at this point of new ownership.

Owning a home requires a certain amount of maintenance, awareness and attention to detail in order to keep it in great condition. The following manual will help you to maintain your Immaculate Home and also help prevent any future problems from arising.

What is Warrantable?

Most parts and items that are incorporated into your new home are covered for the first year against defects due to workmanship and materials. There are limited warranties on major mechanical products such as plumbing, HVAC and electrical components that may extend beyond one year and will be covered by the manufacturer warranty.

There are no warranties on some items, or the warranty on such items is dependent on homeowner maintenance. These items are the sole responsibility of the homeowner to maintain and are not covered under Immaculate Construction warranties. These are listed below:

- Grades and lot drainage (refer to Grading and Drainage).
- Hairline cracks in drywall and all concrete.
- Air-conditioning maintenance (refer to Air Conditioning).
- Landscaping. It is important that plants, trees, shrubs and grass be given the proper care to ensure their health and survival. This care includes watering, fertilization and pruning. As we cannot supervise the performance of this care nor ensure that no damage is inflicted, Immaculate Homes cannot warranty any portion of the landscaping around your home.
- Landscape Curbing. Natural heaving of the ground during hot and cold transitions can often result in cracking of your concrete landscape curbing. This is unavoidable and as a result cannot be covered under warranty. Control joints (grooves in the curbing) have been installed in order to provide a place for the curbing to crack where it will be unnoticeable. However, this tactic is not 100% effective and cracking outside of the control joints may occur.
- Pest Infestations / Damage. Rodents, insects, birds, etc. may attempt to do damage to, or get into your home. Because we cannot control these pests in their attempts, Immaculate Homes is not responsible for any infestation or damage caused by rodents, insects, birds, or any animal of any kind.

Warranty service is not designed to handle cosmetic or maintenance defined items. **All cosmetic items should be resolved prior to closing on the home. Maintenance items are the responsibility of the homeowner.**

It should be further noted that it is the duty of the homeowner to notify the builder of all problematic conditions covered by this warranty in a timely manner. Excessive damage can result from a failure to report the problem as soon as it has been noticed.

All warranty requests must be submitted by e-mail to service@buildimmaculate.com or by faxing the Warranty Request Forms found at the back of this Homeowner Warranty Book to (435)213-3759.

When requesting warranty service, please be specific about the warranty issue. For example, “plumbing problem in bathroom” is unspecific and may result in inadequate repair

whereas “guest bath, cold water line leaks under sink” is direct and specifies the problem at subject. Try to include what, why, when and how if applicable in your request.

In order to handle your request in a timely manner, it is necessary to make arrangements either for you or another adult to allow us access to your home and remain present while any work is being performed. All warranty work must be completed Monday through Friday, 9:00 a.m. to 4:00 p.m.

For emergency service, you may contact the appropriate sub contractor directly. A phone list is provided on the last page of this book. The following situations constitute emergencies:

- Plumbing leaks
- Gas leaks
- Total loss of air-conditioning during the summer
- Total loss of heat during the winter

Thank You

We are happy that you have purchased an Immaculate Home. We hope this brief introduction to your Warranty Service program has helped you. Please take the time to review as much of this Warranty Book as possible, it has been designed to make living in and maintaining your new home a comfortable and easy experience. The more you know the easier the process is.

Please feel free to email us at service@buildimmaculate.com with any warranty related questions you may have.

CARING FOR YOUR HOME

MAINTENANCE

Your home has been constructed with quality materials and the labor of experienced contractors. Prior to our using any materials, they must meet our specifications for quality and durability. All work is done by or under supervision from Immaculate Construction to attain the best possible results.

A home is one of the last “hard built products” left in the world that hasn’t been heavily tainted yet with assembly line tactics. Although quality materials and workmanship have been used in your home, this does not mean that it will not require care and maintenance. A home, like a vehicle, requires care and attention from day one. **General homeowner maintenance is essential to providing a quality home for a lifetime.**

At Immaculate Construction, we are very proud of the homes we build and the neighborhoods we build in and we strive to create long lasting value. This cannot be achieved unless you, the homeowner, properly maintain your home and all of its components. Periodic maintenance is necessary because of a number of factors, such as normal wear, climate conditions, the inherent characteristics of various materials used in your home (such as wood), and normal service required by the mechanical systems. Over time, natural variations in temperature and humidity also impact your home. Many times, a minor adjustment or repair done immediately saves a more serious time consuming and sometimes costly repair later. Note also that a failure to perform routine maintenance can void applicable limited warranty coverage on all or part of your home.

We recognize that it is impossible to anticipate and describe every detail that may be needed for good home care; however, we have covered many important topics. In addition, be certain to read the literature provided by the manufacturers of consumer products included with your home. Although much of the information may be familiar to you, some points may be significantly different from homes you have had in the past. The information from the manufacturers of consumer products in your home is not repeated here. Activate specific manufacturer warranties by completing and mailing the registration cards included with their materials. In some case manufacturer warranties may extend beyond the first year; it is in your best interest to be apprised of such coverage.

By caring for your new home attentively, you insure the enjoyment of it for years. The attention provided by each homeowner contributes significantly to the overall desirability of the community.

CARING FOR YOUR HOME

TOPIC INDEX

AIR CONDITIONING

Maintenance

Furnished Homes.....	9
Thermostat.....	9
Manufacturer Directions.....	9
Troubleshooting.....	9
Filter.....	9
Return Air Vents.....	9
Trial Run.....	9
Adjust Vents.....	10
Temperature Variations.....	10
Ductwork Noise.....	10
Annual Inspection.....	10

Limited Warranty

Engineering.....	10
Furnace Sounds.....	10
Registers.....	11
Duct Placement.....	11

APPLIANCES

Maintenance.....

Limited Warranty

Manufacturer.....	11
Registration.....	11
Service.....	11

CABINETS

Maintenance

Hinges.....	12
-------------	----

Limited Warranty

Warping.....	12
Separations.....	12
Wood Grain.....	12
Surface Damage.....	12

CAULKING

Maintenance

Silicone Caulk.....	13
Acrylic / Latex Caulk.....	13

Limited Warranty.....

CEILING FANS

Maintenance.....

Limited Warranty.....

CERAMIC TILE

Maintenance

Separations.....	13
------------------	----

Limited Warranty.....

CONCRETE

Maintenance

Foundation.....	14
Cracks.....	14
Flatwork.....	14
Movement of Floor Slabs...14	
Foundation Cracks.....	14
Grade Changes.....	14
Expansion Joints.....	15
Control Joints.....	15
Sweeping / Cleaning.....	15
Heavy Vehicles.....	15

Limited Warranty.....

CONDENSATION

Maintenance.....

Limited Warranty.....

COUNTERTOPS

Maintenance

Heat.....16
Cleaners.....16
Wax.....16
Caulking.....16

Limited Warranty

Separation.....16
Cosmetic Damage.....17
Laminate.....17

DOORS / LOCKS

Maintenance

Sticking.....17
Hinges.....17
Failure to Latch.....17
Bifold
Doors.....17
Slamming.....17
Door Trim.....18
Locks.....18
Keys.....18
Weather Strip.....18

Limited Warranty.....18

DRYWALL

Limited Warranty

Shrinkage Cracks.....18
Lighting Conditions.....18
Repainting.....19

ELECTRICAL

Maintenance

Control Panel.....19
Electrical Service.....19
Outlets.....19
Breaker Tripping.....19
GFCI.....19
Unused Outlets.....20
Ground Wire.....20

Buzzing.....20
Blinking / Dimming.....20
Underground Cables.....20
Recessed Can Lights.....20
Modifications.....20
Electrical Shut Off.....20

Limited Warranty

Fixtures.....21
Power Surge.....21

EXTERIOR BRICK

Maintenance.....21

Limited Warranty.....21

FIREPLACE

Maintenance

Glass Removal.....22
Down Draft.....22
Combustion Air.....22
Discoloration.....22
Cracks.....22

Limited Warranty

FLOOR COVERINGS

Maintenance

Carpet.....23
Resilient Flooring (vinyl)...23
No Wax.....23
Scrubbing /
Buffing.....23 Moving
Furniture.....24
Seam Lifting.....24
Excessive Water.....24
Hardwood.....24
Spills.....24
Shoes.....24

FLOOR COVERINGS

Maintenance (continued)

Mats.....24
Yellowing and Warping....24
Furniture Legs.....24

Limited Warranty	
Carpet.....	25
Resilient Flooring (vinyl)...	25
Hardwood Floors.....	25
Floor Squeaks.....	25

GARAGE OVERHEAD DOOR

Maintenance	
Safety.....	25
Lubricating Oil.....	25
Oil Drips on Cars.....	25
Waxing.....	26
Sag.....	26
Opener.....	26
Painting.....	26
Locking.....	26
Light Visible.....	26
Limited Warranty	26

GRADING AND DRAINAGE

Maintenance	
Swales.....	26
Rototilling.....	27
Limited Warranty	
Erosion.....	27
New Sod.....	27
Backfill Settlement.....	27
Under Concrete.....	27
Positive Drainage.....	27
Flood Prevention.....	27

GUTTERS AND DOWNSPOUTS

Maintenance	
Cleaning.....	27
Ladders.....	27
Leaks.....	28
Overflow.....	28

HEATING SYSTEM

Maintenance	
Furnished Home.....	28

Thermostat.....	28
Troubleshooting.....	28
Filter.....	28
Trial Run.....	29
Temperature Variations.....	29
Do Not Overheat.....	29
Odor.....	29
Gas odor.....	29
Ductwork Noise.....	29
Annual Inspection.....	29
Foundation Vents	29

PAINT AND STAIN

Maintenance	
Interior.....	30
Touch-ups.....	30
Repainting.....	30
Stain.....	30
Exterior.....	30
Maintenance.....	30
Severe Weather Damage...	31
Limited Warranty	
Touch-up.....	31
Touch-up Visible.....	31
Wood Grain.....	31
Fading.....	31
Cracking.....	31
Paint Colors.....	31

PLUMBING

Maintenance	
Freezing Pipes.....	32
Aerators.....	32
Fiberglass Tubs / Showers.....	32
Care and Cleaning.....	32
Porcelain.....	32
Stainless Steel.....	33
Fixtures.....	33
Toilet Seat Cover.....	33
Tank Care.....	33
Low Pressure.....	33

Plumbing Leaks.....	33
Running Toilets.....	33
Clogs.....	34
Water Heater.....	34
Safety.....	34
Temperature.....	34
Toilet Maintenance.....	34

Limited Warranty

Leaks.....	35
Cosmetic Damage.....	35
Exterior Faucets.....	35
Shower Doors.....	35

SPRINKLERS

Maintenance.....	35
Limited Warranty.....	35

WOOD TRIM

Limited Warranty.....	36
Interior.....	26
Exterior.....	36
Shrinkage.....	36
Raised Grain.....	36

WARRANTY REQUEST

<u>INSTRUCTIONS.....</u>	36
---------------------------------	-----------

<u>WARRANTY REQUEST FORMS.....</u>	37
---	-----------

AIR CONDITIONING

Maintenance

The cooling system design was planned with a furnished home in mind. If you move in during the warmer part of the year and have not yet acquired all of your window coverings and furnishings, the home may seem warmer to you than you would expect.

Thermostat:

The Cooling system will come on automatically when the temperature at the thermostat registers above the setting you have selected. Setting the thermostat to a lower temperature will not cool the home faster.

Manufacturer Directions:

Good maintenance of the cooling system can save energy dollars as well as prolong the life of the cooling system itself. Carefully read and follow the manufacturer's literature on use and care. The guidelines here only include general information.

Troubleshooting:

The furnace may have an on / off power switch. This switch looks like a regular light switch. It is located in a metal box outside the furnace. The switch simply overrides all furnace commands and manually shuts off the power. This is usually done when maintenance service is performed. This switch can be inadvertently turned off and should be checked if the system is not working. In addition, check the circuit breaker in the electrical panel in your home to see that the switch is in the "on" position as well as the on / off switch in the small metal box mounted close to the condenser unit located outside the home.

Filter:

Remember to change or clean the filter every 30 to 90 days. If you do not clean or replace your filters, your furnace cannot breathe. It will become too hot or too cold and shut down. Although it takes less than one minute to change the filter, this is one of the most frequently overlooked details of normal furnace care.

Vents:

For maximum comfort and efficient energy use, place furniture and draperies to allow unobstructed air flow from registers and cold air returns.

Trial Run:

Have a trial run early in the spring to test the cooling system. If service is needed, it is much more convenient to discover it prior to the season it is needed for.

Adjust Vents:

You will find it advantageous to adjust the heating vents to maximize airflow to occupied parts of the home.

Temperature Variations:

Normal temperatures can vary from floor to floor (depending on the style of the home). Variations between inside temperatures and the thermostat setting can be as much as six degrees or more on extremely hot days. The furnace blower will typically cycle on and off more frequently and for shorter periods of time during severe hot spells.

Temperature variations can also occur when the thermostat location is in close vicinity to the fireplace. The fireplace may cause the thermostat to read higher temperatures and subsequently not heat the other rooms effectively.

Ductwork Noise:

Some popping or pinging sounds are the natural result of ductwork heating and cooling.

Annual Inspection:

To keep your cooling system operating at maximum efficiency, you should have it checked and serviced by a professional serviceman at least once a year.

Limited Warranty

Engineering:

To fully and efficiently utilize your cooling system, you must understand that it is a total and whole house system.

The cooling system involves everything inside your home, even including drapes and window coverings. The Homeowner is responsible for minor adjustments such as balancing dampers and registers. All rooms will vary in temperature, this is acceptable.

Furnace Sounds:

Expansion and contraction of metal ductwork will typically result in some ticking or popping sounds. It is not possible to eliminate these sounds.

Registers:

Register covers are removable and adjustable. The Homeowner is responsible for adjusting the dampers in these covers to regulate the airflow within the home. In particular, attention is drawn to the fact that rooms farther away from the furnace will need to have vents opened more.

Duct Placement:

The exact placement of the ducts may vary slightly from those positions shown in similar floor plans.

APPLIANCES**Maintenance:**

Review all literature provided by manufacturers regarding the proper use of the applications.

Limited Warranty:

Appliances carry manufacturer's warranties. Immaculate Construction does not warrant any appliances or other mechanical devices installed in your home, for any period of time. It is your responsibility as an owner to register your new appliances directly with their manufacturers. Usually, this warranty is for one year.

Manufacturer:

Refer to the literature on each appliance for details and limitations.

Registration:

Mail warranty registration cards directly to the manufacturer.

Service:

If an issue arises with an appliance, call the warranty service number listed in the manufacturer's warranty. When reporting items to the appliance manufacturer, be prepared to supply the following information:

- 1) The date of purchase (closing).
- 2) The serial and model numbers
(found on a metal plate on side or bottom of appliances).
- 3) A description of the issue.

CABINETS

Maintenance

Products such as Liquid Gold, Old English Furniture Polish and Scratch Cover are recommended in caring for cabinets. Follow container directions; do not use more than once a month to protect against excessive build-up. Avoid paraffin based spray waxes or 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 lubricant will improve their action. Do not use WD-40; instead, use graphite.

Limited Warranty

Cabinets should operate properly under normal use. Doors, drawer fronts and handles should be level and even.

Warping:

Warped doors or drawer fronts will be corrected if warping is in excess of 1/4".

Separations:

Gaps between cabinets and walls will be corrected by caulking or other means if they are in excess of 1/8" (locations behind appliances excluded).

Wood Grain:

Readily noticeable variations in wood grain and color are expected in all style selections. Replacements will not be made due to such variations.

Surface Damage:

Only those chips, scratches and other flaws in surfaces which are at the fault of the contractor and noted on the Final Walkthrough Inspection will be repaired.

CAULKING

Maintenance

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

Silicone Caulk:

Caulking that contains silicone which will not accept paint but works best where water is present. For example, where a tub meets tile or a sink meets a countertop.

Acrylic or Latex Caulk:

Acrylic or Latex caulking is appropriate for an area that requires painting.

Limited Warranty

Caulking is a Homeowner maintenance item, but will be repaired one time during the first years as a courtesy.

CEILING FANS

Maintenance

Ceiling fans will give you extended, trouble free service if a small amount of maintenance is performed. During normal use, the screws in the fan can become loosened, resulting in wobbling or ticking. **It is recommended to check and tighten all visible screws every six months.** Be careful not to hold onto the blades when performing this maintenance or when cleaning as the blade arms can bend easily and will cause the fan to wobble.

Limited Warranty

Ceiling fans are warranted directly to you by their manufacturer. Refer to **Appliances** for instructions on Manufacturer Registration.

CERAMIC TILE

Maintenance

The ceramic tile installed on walls or counter tops in your home may be washed with any non-abrasive soap or detergent; abrasive cleaners will dull the finish. This includes mild abrasive liquid cleaners.

Separations:

Tile around bathtubs or counter tops may appear to be pulling up over time. This is caused by normal shrinkage of grout or caulk. If this occurs, the best remedy is to purchase "tub caulk" or premixed grout from a hardware store. Follow directions on the container. This maintenance is important to protect the underlying surface from water damage.

CONCRETE**Maintenance****Foundation:**

The foundation of your home has been designed and installed in accordance with the recommendations of a local building code. While the foundation conforms to code requirements, shrinkage or settlement cracks are common and should be expected within certain tolerances.

Cracks:

By maintaining good drainage away from you home, you are protecting your home's foundation. Maintenance of drainage away from all concrete will minimize cracking and other forms of movement. Cracks are common and should be expected within certain tolerances.

Cracking in the concrete flatwork is often caused by temperature extremes. 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 or causing more cracking.

Flatwork:

Flatwork is defined as porches, stoops, patios, driveways and sidewalks. Flatwork is poured separately and simply adjoins the home. Flatwork is not covered by this or any other warranty.

Movement of Floor Slabs:

Concrete slabs are engineered to move at expansion and contraction joints.

Foundation Cracks:

Cracks are common and should be expected within certain tolerances. Any cracks greater than 1/4" in width will be repaired by surface patching or painting to dirt grade level, up to one year. Builder is not responsible for variations in color on any repairs.

Grade Changes:

If Homeowner changes the grading, drainage, landscape design, or fails to perform needed maintenance, and this causes any damages, the Homeowner is responsible. Cracking of the foundation plaster over exposed foundation walls is not warranted.

Expansion Joints:

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

Control Joints:

The intent of control joints is to control the location of concrete cracks.

Sweeping and Cleaning:

Do not wash patios, porches, and drives etc. with cold water from an outside faucet when temperatures are extremely high and the hot sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. Sweeping is the preferred method of keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate.

Cleaning of the garage floor by hosing can cause settling, and increase soil movement by allowing water to penetrate any existing cracks. Sweeping is the recommended method for keeping the garage clean. Be sure to sweep ice and salt out of the garage during the winter months. Leaving these elements in the garage can also cause damage.

Heavy Vehicles:

Do not permit heavy vehicles such as moving vans or concrete trucks to drive on your concrete work. This concrete is not intended to bear the weight of these types of vehicles.

Winter Maintenance:

Freeze and thaw cycles can damage, crack or peel all concrete. Products such as ice melt and salt increase these cycles and, therefore, put severe stress on the concrete. **AVOID** using these products. Immediately clear snow from driveways and sidewalks. Walking or driving on snow-packed surfaces will reduce the life of your concrete. Use a concrete sealer on applicable surfaces twice a year during the spring and fall seasons to extend the life of these surfaces.

Limited Warranty

CONCRETE IS NOT WARRANTED AGAINST CRACKING. FLATWORK, DEFINED AS PORCHES, STOOPS, PATIOS, GARAGES, DRIVEWAYS, AND SIDEWALKS, ARE NOT WARRANTED. CONCRETE WILL NOT BE REPLACED DUE TO CRACKING.

CONDENSATION

Maintenance

Condensation on interior surfaces such as windows and frames is the result of high humidity within the home and low outside temperatures and / or inadequate ventilation. These conditions are significantly influenced by family lifestyle. If your home includes a humidifier, closely observe manufacturer's directions, especially during periods of cooler temperatures.

Limited Warranty

There is no warranty against condensation.

COUNTERTOPS

Maintenance

Heat:

Always use a cutting board when cutting and chopping etc. Protect the counter from excessive heat such as irons, hot pans, and coffee pots. If you cannot put your hand on it, do not put it on the counter.

Cleaners:

Avoid abrasive cleaners as they will damage the luster of the surface.

Mats:

Rubber drain mats can trap moisture beneath them causing the laminated plastic to warp and blister. Dry the surface as needed.

Wax:

Wax is not necessary, but can be used to make counters gleam.

Caulking:

The caulking around the edge of your countertops and between the countertops and the sink may shrink, leaving a slight gap. Refer to "caulking" for maintenance hints for this item.

Limited Warranty

Separation:

Separation of countertops at walls and the back splash are the result of normal shrinkage of materials. Separation at the wall or at the countertop in excess of 1/8" will be repaired by caulking one time during the first year of ownership and subsequently will be the responsibility of the Homeowner from then on. To prevent warping, keep moisture away from the wood under the laminate.

Cosmetic Damage:

Any major surface imperfections (cracks, chips, scratches etc.) reported during the Final Walkthrough Inspection will be repaired by Immaculate Construction. Repairs of any damages not noted on the Final Walkthrough Inspection will be the Homeowner's responsibility.

Laminate or Formica:

Laminated countertops typically will have one or more discernible seams. There should not be a gap at the seams. Repairs or any damages not noted during the Final Walkthrough Inspection will be the Homeowner's responsibility.

DOORS / LOCKS

Maintenance

The interior doors installed in your home are hollow core wood products and subject to the natural characteristics of wood such as shrinkage and warping. Due to humidity changes and the use of forced air furnaces, showers and dishwashers etc. interior doors may require minor adjustments.

Sticking:

The most common cause of a sticking door is the natural expansion of lumber due to changes in humidity. When sticking is due to swelling during the damp season, do not attempt any adjustment or repair to the door unless it continues to stick after the weather changes. Use sandpaper to smooth the door. Be certain to repaint the area of the door where it was sanded to seal against moisture.

Hinges:

A squeaky door hinge can be remedied by removing the hinge pin and rubbing a lead pencil or graphite lubricant on it. Do not use oil or WD-40 because it can gum up.

Failure to Latch:

If a door will not latch due to minor settling, you can raise or lower the plate accordingly.

Bi-Fold Doors:

Interior bi-folds will sometimes stick or warp due to weather conditions. Applying a wax such as paraffin to the tracks can minimize this inconvenience.

Slamming:

Slamming doors can damage both doors; jambs and can even cause cracks in the walls. Do not hang on the doorknob and swing back and forth. This can work hardware loose and cause the door to sag.

Door Trim:

Putty, caulk, or filler can be used to fill any minor separations that may develop and mitered joints in door trim. Follow with painting.

Locks:

Lubricate locks with graphite or other waterproof lubricant. Avoid WD-40 and oils as they can gum up.

Keys:

Keep a duplicate "privacy lock" key where children cannot reach it in the event someone locks themselves in a room. Some types of privacy locks can be opened with a small screwdriver or similarly shaped device.

Weather Strip:

Weather stripping and / or any threshold supplied with exterior doors will occasionally require adjustment to maintain a good seal. **A well sealed door should be somewhat hard to open and close.** A slight air crack around the door, however, is natural. A hard wind may cause some air leaks around the doors.

Limited Warranty

Due to normal settling of the home, doors may require adjustment for proper fit. Immaculate Construction will make such adjustments during the first year.

Panels of wood doors will shrink or expand in response to changes in temperature and humidity. Touching up the paint or staining the unfinished areas that are exposed as a result of these changes are a Homeowner responsibility. Split panels that allow light to be visible and occur during the first year of ownership will be corrected by Immaculate Construction by filling in the split.

DRYWALL

Limited Warranty

Shrinkage Cracks:

Some slight cracking, nail "pops" and / or drywall seams may become visible in walls and ceilings. These occurrences are normally caused by the shrinkage of the wood to which the drywall is attached. Immaculate Construction will repair drywall shrinkage damage if needed once during the first year of ownership.

Lighting Conditions:

Repairs will not be made when only visible under particular conditions.

Repainting:

If the drywall repair is required as a result of inadequate workmanship (such as blisters in the tape) or other warranty based repair (such as plumbing leak), Immaculate Construction will complete the repair of the damaged area with the original paint. Immaculate Construction will not be responsible for any custom paint colors or wallpaper that has been applied after closing of the home. Paint touch-up and texture pattern may not perfectly match surrounding area.

ELECTRICAL

Maintenance

Control Panel:

The master control panel that contains the electrical breakers for your home includes a "main" shut-off that controls all the electrical power to the home. In addition, individual breakers control the separate circuits. Be certain you are familiar with the location of the master control panel.

Electrical Services:

The electrical service entrance, which provides power to the service panel, has been designated for the electrical needs of the house. Do not tamper with the cable.

Outlets:

If an outlet is not working, check first to see if it is one that is controlled by a wall switch or protected by a Ground Fault Circuit Interrupter (GFCI). Next, check the breaker (See Below).

Breaker Tripping:

Plugging too many appliances into a circuit can often cause the breaker to trip. Also, a worn cord, defective item, operating an appliance with too high a voltage requirement, or starting an electric motor can trip a breaker.

If any circuit trips repeatedly, unplug all items connected to it and reset the circuit. If it trips when nothing is connected to it, you need an electrician and the problem should be reported. If the circuit remains on, one of the items you unplugged is defective and requires repair or replacement.

Ground Fault Circuit Interrupter (GFCI)

GFCI receptacles have a built-in element which senses fluctuations in power. Quite simply, the GFCI is an indoor circuit breaker. Installation of these receptacles is required by building codes in bathrooms, kitchens, outdoors and garages, or any area where an individual can come into contact with water while holding an electric appliance or tool. Heavy appliances such as freezers or power tools will trip the GFCI breaker. Do not plug a refrigerator or freezer into a GFCI controlled outlet. The likelihood of the contents being ruined is very high and any damage is NOT covered by the Limited Warranty and Immaculate Construction shall not be responsible.

Unused Outlets:

If there are small children in the home, install safety plugs to cover unused baseboard outlets. Teach children never to touch electrical outlets, sockets or fixtures.

Ground Wire:

Your electrical system is a three wire grounded system. Never remove the bare wire which connects to the box or device.

Buzzing:

Fluorescent fixtures use transformer action to operate them. This action sometimes causes a buzzing. This is normal.

Blinking / Dimming:

Blinking or dimming lights are most likely due to a temporary drop in voltage which is generally caused when a large appliance such as a refrigerator or air conditioning unit cycles on. This is a common occurrence and depends on the power company's demand at the time of day and may be more noticeable in some neighborhoods. Irons and vacuum cleaners also draw large amounts of power and may cause a dimming of lights.

Underground Cables:

Before digging or moving large amounts of soil in areas with underground utilities, check the location of buried service leads by calling Blue Stakes. In most cases, wires run in a straight line from the service panel to the nearest public utility pad. Care should be taken to keep soil around the foundation from settling to protect this service; avoid large amounts of water at this point as well.

Recessed Can Lights:

All recessed can fixtures have a thermal cutoff switch internally wired. If too much heat from the lamp is trapped inside, it will automatically shut off to prevent a hazard.

Modification:

Do not tamper with or add to your electrical system. For any modification that is needed, contact a qualified electrician.

Electrical Shut Off:

Your main electrical shut off is located in your breaker box.

Limited Warranty

Any electrical wiring that fails to carry its designed load will be repaired to meet specifications.

Fixtures:

Fixtures may carry other warranties. Immaculate Construction is not responsible for these warranties. Fixtures that are noted as damaged during the Final Walkthrough Inspection will be repaired or replaced at the option of Immaculate Construction. There is no warranty on fixtures supplied by the Homeowner.

Power Surge:

Power surges are the result of local conditions beyond the control of Immaculate Construction. The result of surges is often burned out bulbs. Immaculate Construction does not warrant against any defect or consequential damage resulting from a power surge.

EXPANSION AND CONTRACTION

Maintenance

All building materials are subject to expansion and contraction caused by changes in temperature and humidity. Dissimilar materials expand or contract at different rates. This results in separation between materials, particularly dissimilar ones. The effects can be seen in small cracks in drywall and in paint, especially where moldings meet the drywall, at mitered corners, or where tile grout meets the tub or sink, etc.

This can be alarming to an uninformed homeowner but, in fact, it is very normal. Shrinkage of the wood pieces of your home is inevitable. It will be most noticeable during the first year, but may continue beyond that time. In most cases, paint and caulking are all that is needed to conceal this minor evidence of a very natural occurrence. Properly installed caulking will shrink and must be maintained by the Homeowner.

Limited Warranty

The warranty will cover repairs only if the cause is from defective workmanship. The natural occurrences, listed above, are not covered by the Limited Warranty. Refer to individual categories for specific information.

EXTERIOR BRICK AND ROCK

Maintenance

No regular maintenance is required. Weep holes must be kept clear. Patching minor mortar cracks is not recommended. The patch is usually more noticeable than the crack.

Limited Warranty

Exterior masonry may have chips, irregular surfaces, color variations, etc. which occur during manufacturing and / or handling. Unless such conditions affect the structural integrity of the home, they are not covered by any Immaculate Construction warranties.

FIREPLACE

Maintenance

It will be necessary to remove the glass panel and clean it periodically to prevent resin build up and discoloration due to the use of the fireplace.

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when the manufacturer's directions are followed. Constant use of the fireplace may cause the furnace to stop running because it may keep the thermostat warm, causing the other rooms to be unsubstantially heated.

Glass Removal:

Remove facial trim piece by gently lifting upward. Pull and turn spring loaded retaining clips to remove glass.

Down Draft:

High winds can cause the fireplace to back draft; however, this condition should be temporary. The cause of a continuous malfunction will be determined and corrected.

Combustion Air:

Unless your fireplace is a ventless model, a fresh air vent has been installed to provide the fireplace with combustion air and help minimize the amount of heated air the fireplace draws from your house.

Discoloration:

Discoloration of the firebox or brick is the normal result of use and requires no corrective action.

Cracks:

Mortar style fireplaces may develop cracks due to temperature changes and other factors.

Limited Warranty

Damage to glass fireplace doors noted during the Final Walkthrough Inspection will be corrected by Immaculate Construction. Malfunction of the fireplace system due to defect will be corrected by Immaculate Construction for the first year following the closing of the home.

FLOOR COVERINGS

Maintenance

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

Carpet:

Vacuuming high traffic areas daily will not only keep them clean, but will help to maintain the upright position of the nap. Spills should be wiped up and stains spot-cleaned immediately. Always dab the stain, never rub it. Stain removers should be tested first on an unnoticeable area such as a closet to check for any undesirable effects. Professional cleaning should be performed regularly, usually annually.

Furniture:

Use extreme caution when moving appliances across resilient floor coverings. Tears and wrinkles can result. Coasters should be installed on furniture legs to prevent permanent damage.

Install proper floor protectors on furniture used on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Clean the protectors on a regular basis to remove any grit that may accumulate.

Resilient Flooring:

Although resilient floors are designed for minimum care, they do vary in maintenance needs. All resilient floors require some regular application of a good floor finish. This assures retaining a high gloss. However, no cleaning or finishing agents should be used on the floor until the adhesive has set thoroughly. This takes about two weeks.

Wax:

The resilient flooring installed in your home is the "no wax" type. "No wax" means it is coated with a clear, tough coating which provides both a shiny appearance and a wearing surface. Even this surface will scuff or mark. Follow any manufacturer's specific recommendations for care and cleaning of all your cleaners since they contain oils. Use a vinegar and water solution.

Scrubbing / Buffing:

Frequent scrubbing or electric buffing is harder on floors than regular foot traffic and is not recommended for any floor surface.

Seam Lifting:

Flooring of any type will shrink and seams may actually separate slightly due to this shrinkage. Minor gaps and separations not exceeding 1/8" are common and should be expected. Seams can lift or curl if excessive moisture is allowed on the floor. A special caulking can be used at tub or floor joints to seal seams at those locations.

Excessive Water:

Precautionary measures should be taken to avoid getting water on the floor from baths and showers.

Hardwood:

Wood floors will respond noticeably to changes in the humidity level in the home, especially in the winter. A humidifier will help but will not completely eliminate this reaction. Fading of the floor color will occur on wood floors that are in direct sunlight.

Wood floors will exhibit the following traits: when new, small splinters of wood will appear; dimples or scratches can be caused by moving furniture, dropping heavy or sharp objects, etc. Some shrinkage or warping can be expected, especially around heat vents or any heat producing appliances. Warping will occur if the floor becomes wet repeatedly or is thoroughly soaked even one time. A dulling of the finish in heavily trafficked areas is likely; a white, filmy appearance is caused by moisture (often from wet shoes or boots).

Your hardwood floors have a polyurethane finish. Oil based or wax products (i.e. Murphy's Oil Soap) should NOT be used to clean the hardwood. In daily care of hardwood floors, preventive maintenance is the primary goal.

Spills:

Food spills should be cleaned up in a timely manner using a very dry cloth.

Shoes:

Keep high heels in good repair. Heels which 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 high enough to damage hardened concrete; it will mark your wood floor.

Mats:

Use protective mats outside the exterior doors to help prevent sand and grit from getting on the floor. Gritty sand is a wood flooring's worst enemy.

Yellowing and Warping:

Be aware that yellowing and warping of the surface can result from the solid rubber backing on some area rugs or mats.

Limited Warranty

Carpet:

Carpet seams will be visible. No gap or fraying is acceptable. Edges of carpet along moldings and edges of stairs should be held firmly in place.

In some areas, metal or other edging material may be used where carpet meets another floor covering.

Stains or spots noted during the Final Walkthrough Inspection will be corrected by cleaning, patching or replacement. Immaculate Construction will not be responsible for dye lot variations if replacements must be made.

Circumstances that result in the carpet becoming wet or dirty do not necessitate its being replaced. Immaculate Construction will not be responsible for replacing carpet under the circumstances.

Resilient Flooring (Vinyl):

Resilient floor covering should adhere; lifting or bubbling will be repaired. In the event that nail "pops" should appear on the surface or resilient floor coverings, these will be repaired.

In any situation which requires replacement, Immaculate Construction will not be responsible for discontinued selections or dye lot variations.

Seams will occur and are sealed at the time of installation. There should be no gaps or curling at the seams. Any seam larger than 1/8" will be repaired or replaced at the discretion of Immaculate Construction.

Hardwood Floors:

Readily noticeable cosmetic defects noted on the Final Walkthrough Inspection will be corrected by Immaculate Construction. Separation not exceeding 1/8" is normal and should be expected. Homeowner is responsible for routine maintenance of hardwood floors.

Floor Squeaks:

A squeak proof floor cannot be guaranteed. Floor squeaks and loose subflooring are often temporary and passing conditions, caused by lumber shrinkage or temperature changes. An isolated floor squeak is not a defect unless caused by a defective floor joist in the system. A large area of floor squeak which is noticeable, loud and objectionable is a defect that will be repaired at the discretion of Immaculate Construction.

GARAGE OVERHEAD DOOR

Maintenance

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

Safety:

Do not allow anyone near the door when it is in motion. Keep hands and fingers away from all parts of the door except the handle. Do not allow children to play with or around the door.

Lubricating Oil:

For your safety, have any needed adjustments made by a qualified specialist. The door springs are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing. Have the door inspected by a professional garage door technician after any significant impact to the door.

Oil Drips on Cars:

Do not over lubricate; doing so can result in drops on cars or the concrete floor.

Waxing:

Paraffin wax, rubbed on the side jambs will help the door to operate smoothly.

Opener:

If an electric door operator is installed, be sure the door is completely unlocked and the pull-down rope has been removed before using the operator.

Painting:

The garage door should be repainted when the home is repainted or more often if needed to maintain a satisfactory appearance.

Locking:

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

Light Visible:

Garage overhead doors cannot be airtight and typically light will be visible around the edges and across the top of the door. Severe weather conditions may result in some precipitation entering around the door. This should be expected.

Limited Warranty

The garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment. The most common misalignment occurs with the light sensors that are found on the sides of the doors. These lights will need to line up and glow for you to know they are aligned properly. They often get knocked out of place by any number of simple causes. Check that these lights are aligned and adjusted before submitting a Warranty Service Request. Immaculate Construction will perform alignment of the door one time during the one year warranty period following closing of the home.

GRADING AND DRAINAGE**Maintenance**

The final grade is established to ensure adequate drainage away from the home.

Swales:

In most cases, drainage swales will follow property boundaries. Immaculate Construction will not alter drainage patterns to suit individual landscape plans. Typically, a building lot will receive water from and also pass water on to other building lots. For this reason, Homeowner changes in grade often affect those lots adjacent or nearby. Immaculate Construction advises Homeowners against making changes to the grade.

Limited Warranty**Erosion:**

Immaculate Construction is not responsible for weather caused damage to yards that are not landscaped yards after the final grade has been established or after the closing date of the property. Washouts from roof water are not covered by the warranty.

New Sod:

New sod installation and the extra watering that accompanies it can cause temporary drainage problems, as can happen during unusually severe weather conditions. No action by Immaculate Construction is provided for this condition.

Backfill Settlement:

It is the Homeowner's responsibility to ensure that backfilled or excavated areas around the foundations and at utility trenches do not interfere with the drainage away from the house. Ground settlement should not disrupt water drainage away from the house. This is the Homeowner's responsibility.

Positive Drainage:

Maintenance of positive drainage away from the foundations as well as all concrete slabs and walks is a Homeowner responsibility. Failure to maintain these areas can result in damage to the foundation or basement. Homeowners should expect settling of backfill soils.

FLOOD PREVENTION**Limited Warranty**

Immaculate Construction will not be responsible for any flood damage caused by settling soils, poor drainage or exterior elements pertaining to post-closing additions. Homeowner is responsible to maintain slope away from home. Many basement floods are caused by window wells filling with water. It is IMPERATIVE that the homeowner takes drainage into consideration while designing the yard, always use rain gutter extensions.

Maintenance

Cleaning:

As part of normal maintenance, the Homeowner should keep gutters clear of debris which might clog them and cause the water to run over the edge. Homeowner should check gutters periodically to ensure proper functioning; excess snow should be brushed off downspouts with a broom as soon as possible. Severe ice or snow build up can damage gutters.

Ladders:

Do not lean ladders against gutters.

Leaks:

If a joint between sections of gutter drips, caulk the inside joint using a gutter caulking compound available at most hardware stores.

Overflow:

Gutters may overflow during periods of excessively heavy rain. It is expected that water will stand for short periods of time in gutters immediately after rain. No correction is required for these conditions.

Limited Warranty

Any rain gutters that become detached due to normal use will be repaired during the first year of ownership.

HEATING SYSTEM

Maintenance

The heating system installed in your home will provide you with many years of comfort if given the proper care and maintenance.

Furnished Home:

The heating system design was planned 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 to you than you would expect.

Thermostat:

The furnace will come on automatically when the temperature at the thermostat registers below the setting you have selected. Setting the thermostat to a higher temperature will not heat the home faster.

Thermostats are calibrated to within plus or minus five degrees. There is no Immaculate Construction warranty for the furnace or thermostat. This system is covered under the manufacturer's warranty.

Troubleshooting:

The furnace may have an on/off power switch which looks like a regular light switch. It is located in a metal box outside the furnace. The switch overrides all furnace commands and manually shuts off the power. This is done when maintenance service is performed. This switch can be turned off and should be checked if the system is not working. In addition, check the circuit breaker in the electrical panel to see that the switch is in the "on" position.

Filter:

Remember to change or clean the filter every 30 to 90 days. If you do not replace your filters, your furnace cannot breathe. It will become too hot and shut down. 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.

Trial Run:

Have a trial run early in the fall to test the furnace. The same applies to A/C in the spring. If service is needed, it is much more convenient to discover it prior to the heating season.

Temperature Variations:

Normal temperature can vary from floor to floor (depending on the style of the home). Variations between inside temperatures and the thermostat's settings can be much as six degrees cooler on extremely cold days. The furnace blower will typically cycle on and off more frequently and for shorter periods of time during severe cold spells.

Do No Overheat:

Your new home should not be overheated. Overheating can cause excessive shrinkage in framing and lumber and may materially damage the home.

Odor:

It is normal for the heating system to emit an odor for a few minutes when it is first turned on after an extended period of not being used (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass very quickly.

Gas Odor:

If you smell gas, leave the house immediately and call the gas company.

Ductwork Noise:

Some popping or pinging sounds are the natural result of ductwork heating and cooling as air flows through the system.

Annual Inspection:

To keep your heating system operating at maximum efficiency, you should have it checked and serviced by a professional serviceman at least once a year.

Limited Warranty

If your heating system fails to operate properly, please contact the heating contractor listed in the back of this manual.

PAINT AND STAIN**Maintenance****Interior:**

The interior woodwork has been painted with latex paint. These areas may be wiped down with a soft sponge and soapy water. The walls are painted with latex wall paint and should be touched up with matching paint rather than wiped with a wet sponge. DO NOT scrub the walls in your home as this will remove both the texture and paint. Spackle may be used to cover any small defects prior to paint touch-up. Do not use soaps, abrasive cleaners, scouring pads or brushes for maintenance.

Touch Ups:

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

Repainting:

When it is time to repaint a room, prepare the wall surfaces first by gently cleaning with a mild soap and water mixture or a reliable cleaning product. Applying excessive amounts of water to flat latex walls can remove the texture.

Stain:

Old English Furniture Polish or Scratch Cover are recommended for interior stain touch-ups. These products are inexpensive, easy to use, and blend into the wood grain. Follow the directions on the product for proper use.

Exterior:

Regular painting and repair will preserve the beauty of and add value to your home. Check the painted / stained surfaces of your home's exterior annually. If you repaint before there is much chipping or wearing away of the original finish, you will save the cost of extensive surface preparation. It is a wise maintenance policy to plan on refinishing the exterior surface of your home as often as your paint manufacturer suggests for your area and climate. The chemical structure of the paint used on the exterior is affected by the climatic conditions. Over a period of time, this finish will fade and dull a bit. Immaculate Construction is not responsible for mildew, mold or fading.

Maintenance:

When you wish to repaint the exterior wood work on your home, nails should be reset and the blistered or peeling portions should be wire-brushed or scraped with a putty knife, sanded and spotted with primer. Then the entire area can be painted. Be certain to apply a top quality exterior paint that has been formulated for local climate conditions.

Do not allow sprinklers to spray water on the exterior walls of your home. This will cause blistering, peeling, splintering and other damage to the home.

Severe Weather Damage:

Hail and wind can cause a great deal of damage in a severe storm and the home should be inspected after such weather. Damage caused by severe weather should be reported to your insurance company promptly.

Immaculate Construction will only touch up paint as needed after the Final Walkthrough Inspection, prior to the Homeowner moving in.

Touch-up:

Homeowner will be responsible for all subsequent touch-ups unless provided as part of another warranty repair. The Homeowner will receive samples for each interior paint color that was used in their new home, for future touch-ups. This paint should be stored so as not to be affected by freezing temperatures.

Touch-up Visible:

Paint touch ups are sometimes visible under certain lighting conditions. For additional details on touch-up needed as a result of repairs, see individual categories of Drywall or Plumbing, etc.

Wood Grain:

Due to wood characteristics, color variations will result when stain is applied. There will be no repair or replacements on such variations.

Fading:

Fading of the exterior paint or stain can be expected due to the effects of sun and weather. No repair is provided for this occurrence.

Cracking:

Wood trim will develop some minor cracks and raised grain as it ages and dries. Much of this will occur during the first year. Raised grain can result in peeling paint; however, this is not due to a defect in materials or workmanship. Paint maintenance of wood trim and gutter is a Homeowner's responsibility.

PLUMBING**Maintenance****Freezing Pipes:**

Provided the home is heated at a normal level, pipes should not freeze at temperatures above 25 degrees F. Heat should be set at 65 degrees if you are away during winter months and it is advisable to open cabinets, let water drip and cover exterior faucets. Please take these same precautions if the temperature drops below 25 degrees.

Garage door should be kept closed to protect plumbing lines which may run through this area.

If your pipes should freeze, turn your water off. When pipes freeze, they may burst. If pipes should thaw while the water is on, an enormous amount of damage to your home will result.

An ordinary hair dryer can be used to thaw pipes that are frozen. Never use an open flame.

It is a good idea to disconnect all outside water hoses after each use but especially during freezing weather as a small amount of water is held in the spigot and can freeze and cause the pipe to burst.

Aerators:

Even though your plumbing lines have been flushed out to remove dirt and foreign matter, there are usually small amounts of minerals that enter the line. Aerators on the faucets strain much of the minerals from your water. However, minerals and other fine materials, caught in these aerators may cause the faucets to drip because washers wear more rapidly when they come in contact with foreign materials.

Fiberglass Tubs and Showers:

Do not use abrasives to clean tubs and showers. Use cleaners designed for fiberglass.

Care and Cleaning:

Do not use abrasives to clean tubs and showers. Use cleaners designed for fiberglass.

Porcelain:

Porcelain enamel can be damaged by a sharp blow from a heavy object. It can also be scratched. If paint is splattered onto the porcelain enamel surfaces during redecorating, it should be wiped up immediately. If some spots have dried before being noticed, use a recommended solvent.

Stainless Steel:

Stainless steel sinks should be cleaned with soap and water to preserve their luster. Do not use abrasive cleaners; these will damage the finish.

An occasional cleaning with a good stainless steel cleaner will enhance the finish. Care should be taken to avoid leaving produce on a stainless steel surface, since prolonged contact with produce can stain the finish.

Fixtures:

Clean plumbing fixtures with a soft sponge and soapy water and then polish with a dry cloth. Drying with a soft cloth or towel will prevent water spots.

Toilet Seat Cover:

Do not stand on the toilet seat cover. It is not designed for this purpose and may crack.

Tank Care:

Similarly, avoid exposing the toilet to blows from sharp or heavy objects, this 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.

Use of "in tank" cleaners containing calcium hypochlorite (chlorine) will damage parts in the tank.

Low Pressure:

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

Plumbing 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 plumbing contractor listed on the emergency phone list provided on the last page of this package.

If the carpet has become soaked, pull up the carpet from the tack strip and remove the wet portion of the pad. Use an oscillating fan to dry the carpet. Arrange the carpet to allow air to circulate.

Running Toilet:

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. Also, avoid the use of in tank cleaners. Products containing chlorine (calcium hypochlorite) can seriously damage fittings in the tank. This damage can cause leakage and property damage.

Clogs:

Many plumbing clogs are caused by improper garbage disposal use. Always use plenty of cold water when running the disposal. This applies to grease also. Supplied with a steady flow of cold water, the grease congeals and is cut up by the blades. If you use hot water, the grease remains a liquid, then cools and solidifies in the sewer line. Allow the water to run a minimum of 15 seconds after shutting off the disposal.

Clogged traps can usually be cleared with a plunger. The use of chemical agents is not recommended.

The main cause of toilet clogs are various domestic items such as paper diapers, excessive amounts of toilet paper or the wrong type of paper, feminine products, Q-tips, dental floss, children's toys, etc.

Water Heater:

Carefully read the manufacturer's literature for your specific model of water heater.

The area around all water heaters should be vacuumed as needed. The top of all water heaters should never be used as a storage shelf. Do not store boxes, etc. within three feet of a water heater. DO NOT block outside air intakes.

Temperature:

Set the water heater thermostat at the recommended setting; higher settings waste energy and may cause bodily injury. The recommended thermostat setting for normal everyday use is "normal" on gas models.

Toilet Maintenance:

When cleaning your toilet, wash with mild, soapy water, rinse thoroughly with clear water and dry with a soft cloth. Avoid detergents, disinfectants or cleaning products in aerosol cans. Never use abrasive scouring powders or abrasive pads on your toilet seat. Some bathroom chemicals and cosmetics may damage the seat's finish.

DO NOT USE IN TANK CLEANERS. Products containing chlorine (calcium hypochlorite) can seriously damage fittings in the tank. This damage can cause lead age and property damage.

Limited Warranty

All drains and sewer lines should operate freely. Obstructions resulting from construction debris will be corrected by Immaculate Construction. Immaculate Construction will correct clogged drains that occur during the first ninety days after closing. Obstructions removed during this time period, which are shown to be the result of the Homeowner's actions, will be corrected at the Homeowner's expense. Water Heaters may have a manufacturer's warranty that extends beyond one year. Please contact Immaculate Construction in the event of a frozen water line.

Leaks:

Immaculate Construction will repair warrantable leaks in the plumbing system. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, this will be repaired by Immaculate Construction. No adjustments will be made for incidental or consequential damages (wallpaper, drapes, personal belongings, etc.). Homeowner insurance should cover these items.

Cosmetic Damage:

Any fixture damage noticed during the Final Walkthrough Inspection will be repaired. Chips, scratches, etc. reported subsequent to the Final Walkthrough Inspection will not be repaired. The Homeowner is responsible for following the manufacturer's directions for caring for fiberglass products.

Exterior Faucets:

Outside faucets should be protected during periods of extreme cold. Hoses should be removed after each use. If a hose is left attached, the water that remains in the hose can freeze and expand back into the pipe, causing a break in the line. Immaculate Construction will repair any problems with these faucets that are noted during the Final Walkthrough Inspection.

Shower Doors:

Clean shower glass with a window squeegee to prevent water spotting. Some glass cleaners can damage metal shower door frame finishes. Check with the manufacturer for specific recommendations.

SPRINKLERS

Maintenance

It will be necessary once a year to have your sprinkler system pipes blown out. Be sure to do this in the fall prior to the first hard freeze. This will help avoid cracked or damaged pipes. It is recommended to use a professional in the field.

The in-line filter located at the main waterline connection will need to be inspected annually in the spring.

Limited Warranty

The timer control unit is warranted directly by the manufacturer. The entire system is warranted one year on materials and workmanship.

WOOD TRIM

Limited Warranty

Interior:

Minor imperfections may be visible. Immaculate Construction will correct only those defects (i.e. chips, gouges, etc.) noted during the Final Walkthrough Inspection. Separation of wood trim from the adjacent materials is a normal result of shrinkage, which can require caulking as a repair. This is a Homeowner maintenance responsibility.

Exterior:

Damaged trim boards and / or shutters noted during the Final Walkthrough Inspection will be corrected.

Shrinkage:

Shrinkage of trim boards will be handled in the same manner as siding.

Raised Grain:

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. White or light colors will more readily show grain and cracks and require more maintenance.

Warranty Request

Please read entire page thoroughly

To submit a warranty request simply email Service@buildimmaculate.com with the following information completed pertaining to your warranty situation. Please be as precise as you can in your description of the area of concern and use the following Warranty Request Sheet as a guide for the information we would like to collect. The warranty appointment needs to be scheduled at least 10-14 days in advance. This contact is also usually conducted by email, so please be aware to check your inbox frequently. If you would prefer another means of contact, please specify in your warranty request.

If you do not have e-mail capabilities or would prefer to fax the warranty request to our office, we have provided Warranty Request Sheets at the back of this binder. Immaculate Homes will only recognize a warranty request through an e-mail form to service@buildimmaculate.com or the Warranty Request Forms provided in this manual.

If this is an emergency (loss of heat in the winter, loss of air-conditioning in the summer, a plumbing leak, or anything that is causing immediate damage to your home) please call the emergency phone number for the appropriate company listed below.

Rex Larsen	Plumbing (Emergency)	435-757-9424
Advanced Heating	Heat/AC (Emergency)	435-752-7272
Immaculate Construction	Emergency Contact	435-213-3758

If you are experiencing an interruption in your electrical, natural gas, water, telephones, or cable or satellite services, please check with your neighbors to see if they are having the same problem. Utility outages do occur on occasion and only those specific companies can correct such problems. If the pressurized irrigation in your area does not work, please call the subdivision developer, Homeowner Association President, or your irrigation district office.

Limited Warranty:

Paint touch up, cosmetic nicks, scratches and gouges are only eligible for repair if noted during the Final Walkthrough Inspection, prior to move-in. Any subsequent cosmetic imperfections are the homeowner's responsibility. For specific information refer to the **Counter Tops – Cosmetic Damage** section on page 17, the **Paint Touch Up – Limited Warranty** section on page 30, the **Carpet and Hardwood** section on pages 23 and 24, or the **Cabinets** section on page 12 in your Warranty Manual.

