



HOME MAINTENANCE TIPS

Your new home will require regular preventative maintenance by you to preserve its beauty and value. An understanding of how to care for each feature in your home will keep your home in top condition and prevent costly repairs and replacements later.

The information in this manual is not exclusive for your home. This manual is standard for all homes built by Clarum Communities. Some items and subjects in this manual may not be included in your home. It may not apply to specific questions that you may have. If applicable, please consult your Homeowners Association for more information. Your home may have features or items that are not covered in this manual. If you have questions about items that are not covered in this manual, please contact the Home Warranty Department at Clarum Communities.

Preventative maintenance on your home should begin when you move in. Read the following sections of this manual to become familiar with procedures for maintenance.

Information About Your Environment

The area in which your home has been constructed can have a profound influence on your home. In some areas, the temperature can vary from near 100 degrees in the day to the fifties at night, a temperature differential of fifty degrees in one day! The humidity can vary even more. These temperature and humidity variations combined with the expansive soils that are found in some local areas affect our building practices and your home.

Expansive soils are common in California. These soils expand and contract as they gain and lose moisture. You can minimize the effects of expansive soils by avoiding over-watering and by making sure that water does not pool on your lawn and next to your home.

Natural building materials such as wood and concrete are subjected to constant day to day expansion and contraction. These changes are most apparent during the first year after your home is completed. The new wood in your home will continue to dry during this time. This can result in minor warping of wood materials and hairline cracking of drywall, stucco, concrete and mortar.

You can minimize these effects by maintaining a constant temperature in your home during the first year. This allows the wood to dry at an even rate and may eliminate larger settlement cracks. Minor cracks and displacement of wood are a normal part of the aging process of your home and do not affect its structural integrity.

Sources of Information About Your New Home

We have provided an overview of the features and materials in your home. Please study each section carefully so that you become familiar with the routine maintenance that your home requires.

If applicable, before you perform maintenance such as repainting or replacing exterior items, please consult your Homeowners Association. This will assure the work that you perform will meet the regulations and guidelines that have been established for your neighborhood. Be especially careful when you repaint with a different color, erect new structures or fences, add to or change your landscaping or window coverings that are visible from outside the home. Please refer to your Homeowner Association documents, if applicable, for more information.

Nearby home centers and builders' supply stores are excellent sources of information on the routine care of your new home. Often, you can find the answers you need at a nearby home center if you take a sample, a sketch or other information about your problem to the professionals in the store.

Aluminum Window and Door Frames

Aluminum window and sliding glass door frames are made to last for years, but they do require routine maintenance. Perhaps the most important item is keeping the window and door tracks free of dirt and debris. The aluminum tracks are soft and can become damaged if they are not kept clean. Use a broom or a brush to loosen collected debris. Vacuum the tracks thoroughly as a part of your regular cleaning routine. Avoid using abrasive cleaners as they may scratch the aluminum. After cleaning, apply paraffin (wax) to the locks and rollers to prevent corrosion. If windows and doors do not slide freely, an oil-free silicone lubricant can be used on the tracks. Do not use any oil-based lubricants. Oil attracts dust and dirt which become embedded in the lubricant and may damage the aluminum.

Aluminum window and door frames have small weep holes at the bottom to permit water to drain from the track. Keep the weep holes open and clear of debris. Avoid flooding window and door frame tracks. Excessive water can overflow the track and back up into your home.

Please note that your sliding glass doors are more difficult to slide during the last six to eight inches of movement. This is normal and is due to state environmental requirements for a tight seal when the door is closed. We cannot make adjustments which will make the doors easier to close.

During high winds, air will penetrate your windows, especially through the weep holes. This is normal. The weep holes are necessary for proper ventilation and you should keep them clear.

Appliances

The appliances in your home were selected for their ease of use, reliability and appearance. Information about each appliance can be found in the literature that is supplied by the manufacturers. Copies of these booklets are provided during your New Home Orientation Tour. Please read the manufacturers' instructions on usage and care before you use your appliances.

Balconies and Decks

Your home may feature balconies and decks. They are designed to last for years, but they do require care. Do not install heavy equipment or nail anything to your balcony or deck. The hole caused by the installation could allow water to enter your home and cause damage. The damage is your responsibility. In addition, if the flat surface of your deck has been treated with a water sealant

to prevent water penetration it will require periodic application of a sealant to maintain its durability.

If you place plants on your balcony, make certain that drainage from the plants does not accumulate on the floor of the balcony. Accumulated water can damage the floor of the balcony.

If your balcony or deck has roof drains, they should be kept free of debris. This allows proper water flow from the balcony. After rain, water may stand in small puddles for a short time before evaporating. This is to be expected of any flat surface and is normal.

If your balcony is a Trex Deck, special care should be taken in maintaining your deck. Your Trex Deck should be cleaned periodically to remove dirt and debris. Soap, hot water, and a broom are all that are needed. Periodic cleaning of your deck, even if it appears clean, is important to prevent the build-up of pollen/debris that can cause mold. If mold does appear, use conventional deck washes or cleaners that contain sodium hypochlorite and detergent.

Consult your Homeowners Association or condominium plans before you consider making any structural or cosmetic changes to your balcony or deck.

Cabinets

Your cabinets are made of finished hardwoods or laminated vinyl materials. With proper care, the beauty and utility of your cabinets will last for many years. Remove splashes and splatters promptly to avoid permanent stains. The beauty of the wood can be preserved by polishing with furniture polish. Laminated cabinets require little care but can be protected with a light coating of furniture wax. Do not wash laminated cabinets with water or water-based cleaners.

The wood in your cabinets is a natural product. Some fading of the original color will occur. Minor scratches can be covered with a putty stick that matches the finish of your cabinets. Putty sticks can be purchased at paint or hardware stores. Do not use abrasives on the finish of your cabinets.

The hinges on your cabinet doors can be lubricated, if necessary, with an oil based lubricant. Apply a very small drop of oil to the top of the hinge and work the door back and forth several times so the oil will penetrate into the hinge. Wipe the excess oil with a dry paper towel.

Caulking

Over time, and particularly during warm, dry weather, caulking will dry and shrink. When this happens, it no longer provides a proper seal against moisture. As a part of routine maintenance, you should inspect the caulking around tubs, inside showers and on countertops and make repairs annually or as needed. Caulking compounds and dispensing guns are available at hardware stores and home centers.

Ceiling Fixtures

If your ceiling has luminous light fixtures, you should follow these tips for cleaning. Do not use cleaning solvents or other strong chemicals on the plastic panels or aluminum grid. We recommend that you wash the panels in a mild solution of dishwashing liquid and water. Use a soft cloth to wipe the grids using only warm water. After cleaning, dry the panels and grids with a soft towel to remove any soap residue and water spotting.

Concrete

Concrete is a major structural material in your home. It provides strength and durability for the foundation, driveway and walkways. While concrete requires minimal care, it should be kept free of accumulated dirt and debris. Oil, gasoline, grease stains and standing water should be removed promptly. Use concrete cleaners which are available at home centers and hardware stores.

In the extreme variations of temperature and humidity in this area, minor cracks and surface color variations in concrete are normal and unavoidable. Small cracks, which are the result of contraction and expansion of the concrete, are characteristic of concrete and do not affect its performance or durability.

The driveways and walkways around your home are designed for residential use. They are not designed to withstand extremely heavy loads. Do not allow large trucks and delivery vans to use your driveway.

Painting your garage floor will immediately void any warranty.

Concrete Post Tension Foundation

The concrete foundation in your home may be designed with post tension cable devices to add strength.

The cables that are placed in a post tension concrete slab are under very high tension and must not be cut or broken. Do not drill or cut your foundation in any way. This could result in severe damage to your foundation, your property and injury to you. Notify Customer Service if you have any questions about the post tension devices in your home.

Counters - Granite

The counter tops in your kitchen are constructed of granite. They are designed to provide years of use. After you have moved in, the condition and care of your kitchen counter tops is your responsibility.

We offer these instructions to assure that your counter tops remain beautiful and functional for many years.

- Do not use abrasive cleaning products to clean the countertops!
- Always use a cutting board to protect your counter tops when you prepare food. While minor scratches that can result from cutting food may not be noticeable at first, in time they will dull and mar the luster of the finish. This can happen to even the hardest granite.
- Avoid placing hot pans and dishes directly on your counter tops.
- Wipe up spills immediately. Some liquids, particularly hot ones, can cause almost imperceptible stains. In time, the stains can accumulate and become unsightly. Acidic fruits (grapefruit, oranges and lemons) can cause discoloration of the finish.
- Re-sealing your granite countertops every two years is suggested to maintain the luster of the finish.

Counters - Tile

Glazed ceramic tile is known for its durability and the variety of colors and designs. Ceramic tiles are purchased in lots that have the same texture and color. Because an exact replacement match of ceramic tile can be impossible, we urge you to take special care to avoid breaking or damaging the ceramic tile on your counter tops. Save unused tiles for future repairs.

Ceramic tile is brittle and can be broken by a sharp blow from a heavy object. The best way to avoid broken tiles is to use a cutting board and other protection for your ceramic tile when you are at work in your kitchen. Wipe spills right away to avoid staining the grout. Soapy warm water, a detergent or a commercial tile cleaner can be used to keep your tile bright and shiny.

Because the grout between the tiles is porous, you may want to consider sealing the grout once a year or so beginning three months after you have moved into your home. This will prevent stubborn stains from penetrating the grout and becoming unsightly. Strong cleaners such as Lysol can stain the grout. Please be advised that sealers which can be found at your local hardware store will change the color of the grout.

Minor separation and looseness of ceramic tile grout at tubs, showers, counter tops and flooring, where it is joined with other materials, is inevitable. This is caused by the normal expansion and contraction of materials involved. Repairs are a function of routine homeowner maintenance.

Special care should be taken of ceramic tile areas that are exposed to water such as around bathtubs, showers and kitchen and bath counter tops. If any grout becomes loose or if gaps appear between the tub and the tiles apply a waterproof caulking material to prevent water from migrating behind the tile. If water is allowed to accumulate behind the tile, damage to the walls and to the structure of the home can occur.

Doors

The doors and door frames in your home are made of painted or varnished wood. These doors are subject to expansion and contraction with changes in heat and humidity. Warping and sticking can result. This is normal and may disappear when weather conditions change. You should allow your home to go through at least one dry and one damp season before you remove wood or make other permanent changes.

Small cracks may also develop during a dry season and may disappear during wet, winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound or filler, obtained at your local hardware store and home center.

You can correct most sticking doors by the careful removal of small amounts of wood in the area of the door that is binding or sticking. Usually, it is not necessary to remove the door. Usually, this can be done with sandpaper. Remove a small amount of wood at a time until the door no longer sticks. Use touchup paint on the exposed wood promptly.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. Remove the hinge pin and rub it with a graphite tube or lead pencil and then replace it. We do not recommend using oil because it attracts dust.

Doors - Interior

It is a good idea to keep duplicate keys for the bathrooms and other locking doors. Children may accidentally lock themselves into a room and be unable to work the lock.

Remove finger smudges on painted or varnished interior doors by washing with warm water and a soft cloth or sponge. Dry the surface thoroughly with a soft cloth or towel. Check your interior doors frequently and use touchup paint or varnish when necessary. These simple steps will keep your interior doors beautiful and in top condition.

If your closets feature sliding doors, keep clothes and other items away from the doors so they do not obstruct their proper operation. The roller and tracks should be greased periodically with Vaseline or other light grease.

Doors - Exterior

Check the finish on your exterior doors several times a year. Doors that receive direct sunlight should be inspected more often. Use touch up paint as needed and repaint every two years. If you notice that the finish is beginning to crack or peel, refinish the door promptly. Consult your Homeowners Association, if there is one, before you make structural or cosmetic changes to your exterior doors. If unattended, cracking and peeling will progress rapidly and destroy the surface of the door.

Reposition lawn sprinklers that spray on doors, fences, wood or stucco surfaces around your home. Water can damage wood surfaces severely and result in their loss.

French doors should be examined frequently for signs of paint chipping and peeling. Use touch-up paint annually on your French doors or as needed and repaint every two years or as needed.

Inspect the weather-stripping on your exterior doors frequently. Weather-stripping should form a reasonably tight seal to prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weather-stripping. The small gap may close when the humidity increases and the door expands. Adjust or replace weather stripping that has worked loose.

Doors - Garage Doors

The garage door system that is installed in your new home will provide years of service. Because it is made of lightweight materials, the door is very susceptible to damage and scratching. Take care to avoid leaning objects, such as bicycles or ladders, against the door.

If your home has garage doors that are made of wood, close your garage doors during rain. If the garage door is left open during rain, water will collect on the door and cause severe warping and damage to the door and the door hardware. Lubricate the hardware on your garage doors every three months or with a light lubricating oil. Wipe away the excess oil. Do not lubricate tracks or the surface of the nylon roller. If needed, you can adjust the tension on the upper and lower rods to compensate for any warping of the door.

Adjustments to the garage door mechanism may be needed after extensive use or after painting or repairs. The mechanism is under high tension. Injury can result if the mechanism is improperly handled. Contact an authorized dealer or other garage door service provider if adjustments are needed.

Automatic garage door openers are covered by a manufacturer's warranty. Please read the warranty for information on maintenance, operation and electronic coding.

Electrical System

The electrical system in your home was designed by professionals to comply with stringent local, state and national building standards. It is intended for normal residential use. Any changes or additions to your electrical system can result in damage to your home.

We highly recommend that you consult a licensed electrician to make such changes and additions to your electrical system. Please note that a permit may be required for changes and additions to your electrical system. Any unauthorized changes to your electrical system can void the warranty on the electrical system.

Electrical - Circuit Breaker

During the New Home Orientation Tour, the Customer Service Representative will point out the location of the circuit breaker panel. There will be one master circuit breaker and several individual circuit breakers. Circuit breakers trip under excessive electrical load. Reset tripped circuit breakers by moving them to the OFF position and then to the ON position. In the event that the circuit breaker does not reset, do not force the breaker. Leave it off and contact an electrician for assistance.

We suggest that you inspect and become familiar with the circuit breakers soon after you move in.

In the event of a power loss in part or your entire home, follow the steps outlined in the Troubleshooting section of this manual.

Electrical - Exterior Lighting

The exterior light fixtures on your home may have brass or painted finishes. Protect the brass finish with wax or protectant product to avoid corrosion and discoloration. Replace the light bulbs with the same wattage bulbs as those that were originally installed. Replacement globes can be purchased at home centers, lighting stores and hardware stores.

Electrical - Ground Fault Interrupt Devices

During your New Home Orientation Tour, the Customer Service Representative will point out the location of ground fault interrupt devices (GFI outlets). Usually, GFI outlets are located near tubs and bathroom sinks and in the kitchen and garage. These are special circuit breakers that are designed to break the flow of electricity in case of a short circuit. This will prevent dangerous electrical shock. When this occurs, the GFI outlets must be reset according to the manufacturer's instructions. Do not plug appliances such as air conditioners and refrigerators into GFI outlets. The electrical surge that occurs when these appliances operate will trip the GFI outlets and break the circuit. Continued failures suggest a potentially dangerous electrical problem.

Electrical - Interior Lighting

The lighting fixtures in your home are designed for standard wattage bulbs. To avoid excessive heat, you should follow the manufacturers' recommendations.

Electrical - Outlets and Switches

Electrical outlets can be found in every room in your home. Do not exceed the capacity for which the outlets were designed. Devices which increase the capacity of electrical outlets and multiple extension cords can cause a fire.

Some outlets are controlled by a wall switch. On a two plug outlet, the top outlet will be controlled by the wall switch.

CAUTION: Small children can be injured by poking small metal objects into wall outlets. You can prevent this by installing child proof devices on all floor level electrical outlets. These devices are available in grocery stores, drug stores, home centers and hardware stores.

Exterior Finishes

The primary exterior finishes on your home are wood and stucco. These finishes were chosen for their beauty. Because they are exposed to constantly changing weather conditions, the exterior finishes on your home require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every three months.

Exterior - Stucco

Stucco is a brittle cement product that is subject to expansion and contraction. Minor hairline cracks will develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way. Clarum Homes will not be responsible for hairline cracks in stucco.

The white, powdery substance that sometimes accumulates on stucco surfaces is called efflorescence. This is a natural phenomenon and cannot be prevented. Sometimes it can be removed by scrubbing with a stiff brush and strong vinegar. Consult your home center or hardware store for commercial products to remove efflorescence.

Exterior - Wood

Wood is found throughout your home. Because wood is a natural, porous material, it requires protection with paint if it is exposed to the elements. Inspect your exposed wood surfaces frequently. If you find cracking or peeling of the paint, sand the area and repaint it promptly.

Surfaces that receive direct sun in the morning and mid-afternoon will require more frequent repainting. Inspect these surfaces every six months. Repaint every year or as needed.

Split or damaged wood, particularly on the ends of beams, should be repaired or repainted to avoid further damage. Small splits on the ends of beams are called checking. This is normal and does not affect the integrity of the beams.

The natural drying of wood can cause it to warp and split. Gaps will occur in wood molding and trim as a result. To make repairs, reposition the trim, reset popped or loose nails and use an exterior caulking compound to fill any remaining gaps. Finish with touch-up paint.

Fencing

If fencing has been provided with your new home it will need regular preventative maintenance. Wood fencing may be painted, sealed or stained. The color of the stain or paint must be in accordance with your CC&R's, if applicable. Inspect any fencing on your property several times each year. Repair any damaged surfaces promptly. Position sprinklers away from fences to prevent discoloration and deterioration of the fencing materials.

If you choose to add walls or a fence to your property, we urge you to employ a professional fencing contractor. It is your responsibility to locate the property lines and to have your walls or fencing installed according to local building codes and your C.C. & R's, if applicable. Before you install

fencing, refer any questions to local building authorities, your homeowner's association, if there is one, and consider your neighbors.

Some fencing on your property may be made of wrought iron. Wrought iron is subject to rusting if not maintained properly. Use touchup paint on nicks and scratches. Areas with obvious rust should be sanded and repainted with water resistant primer and painted immediately. Repaint every one to two years. The frequency of maintenance depends on the exposure to sunlight and to dampness. Do not let water stand around the fence posts.

Fireplaces

Modern fireplaces are designed to add beauty and style to your home. They are not designed nor intended to heat the entire home. Your home has been installed with a direct vent gas fireplace. It is not intended to burn wood. Any attempt to do so could cause irreparable damage to your appliance and prove hazardous to your safety. Do not store or use gasoline or other flammable vapors or liquids in the vicinity of this or any other appliance.

- Your gas fireplace contains logs for the beauty of the product. If the logs are properly positioned and sooting conditions exist, the air shutter opening on the main burner tube should be adjusted. Sooting is indicated by black puffs developing at the tips of very long, orange flames. Sooting results in black deposits forming on the logs, appliance inside surfaces and on exterior surfaces adjacent to the vent termination. Normally, the more offsets in the vent system, the greater the need for the air shutter to be opened further.
- To adjust the flame, move the adjustment rod (located in the lower control area) up or down to increase or reduce the air shutter opening, respectively. Initially, always position the air shutter to the factory setting. This can be done by pulling the adjustment rod all the way down. Allow the burner to operate for at least 15 minutes. Observe the flame continuously. If it appears weak or sooty as previously described, adjust the air shutter by pushing or pulling on the adjustment rod until the flame appearance is as desired.
- Never operate the appliance without the glass enclosure panel in place and secure. Do not operate the appliance with the front glass panel cracked, broken or missing.
- Annually: Inspect/clean burner, logs and controls; check flame patterns and flame height; inspect/clean pilot and burner; check the vent system, appliance checkout material pursuant to your manual; replace rockwool ember materials.
- Periodically: Clean firebox interior; check flame patterns and flame height; check vent system; clean front glass enclosure panel.

Fire Sprinkler System

A residential fire sprinkler system has been installed in your new home. Your fire sprinkler system has been tested by both the City and the Fire Department. This system automatically discharges water into the room where the fire has started and sounds an alarm. The fusible link should not be tampered with for risk of setting off the sprinkler system. The sprinkler head contains a piece of metal ("fusible link") which melts at a known temperature. When heat from a fire melts the link, the sprinkler releases water. The water supply for the sprinkler line comes from an elevated or pressurized tank. Only the sprinkler head in the area of direct fire will be activated.

In case of fire:

- Get your family to safety and stay out!
- Go to a neighbor's or a nearby phone and call 911.
- Give the exact address of the fire to the dispatcher.
- Follow the dispatcher's instructions.
- Have a member of the Fire Department turn off your sprinkler system and reset it after the fire is out.

Floors

The flooring in your home requires routine maintenance and care. The coverage of Clarum Homes Limited Warranty is limited to flooring materials that were provided and installed by Clarum Homes. If you chose flooring from another source, all warranty and service claims must be directed to that vendor.

Squeaky floors can be caused by a change in the weather, the shrinkage of the wood materials or settlement of your home. This may correct itself over time. Persistent floor squeaks can be quieted by re-nailing the affected areas.

Inspect your flooring carefully during your Home Orientation Tour. Any damages or defects in your flooring must be noted at that time. Subsequent damages, including broken tiles, scratched wood flooring, torn carpeting and scuffed vinyl become your responsibility after the New Home Orientation Tour.

Floors -Carpet

Vacuum your carpet frequently to avoid the buildup of dirt and grime. Use a fixed brush attachment on your vacuum cleaner. If your vacuum cleaner has a beater type attachment, the beater should barely touch the tops of the carpet fibers.

Eliminate carpet shredding fibers as they appear. Loose carpet fibers will work their way to the surface during the first months after you move in. This is known as fluffing or shedding. Vacuum these fibers as a part of your routine cleaning. If a tuft of carpet appears which is longer than the surrounding carpet, do not try to pull it out. It is probably attached to the backing and simply needs to be trimmed to the height of the surrounding tufts.

Visible carpet seams are to be expected and are not an indication of a fault in the carpet. Most rolls of carpet are produced in 12 foot widths. This dictates that most of your rooms will have at least one seam. Professional installers will attempt to install your carpet with the minimal amount of seams and without excessive waste. Seams are most visible in a home before it has been furnished and occupied. As your carpet wears, the fibers will meld together eliminating many seams. Visible seams are not defects unless they have been improperly made or the material is defective.

Remove spills immediately. Stain removal is easier if it is done promptly. Consult a home center or a carpet professional for stubborn stains. Cleaning products should be tested on a section of carpeting that is not obvious. Do not use cleaners that have not been tested and certified for the carpeting materials in your home.

Thoroughly clean your carpets at least once each year. While do-it-yourself carpet shampoo devices can be effective, consider employing a professional carpet cleaner. The professional equipment, materials and experience will add years of life to your carpets.

Floors - Ceramic Tile

Ceramic tiles provide a durable, long lasting finish. They are available in a variety of colors and sizes. There are two types of ceramic tile, glazed and unglazed.

Glazed ceramic tile is recognized by its shiny, smooth finish. Wash glazed tile with warm water and vinegar to eliminate spotting and hard water buildup, or use a commercially prepared product. Like your counter top, the grout will need sealing to be resistant to stains.

Unglazed ceramic tile is noted for its uneven and porous finish. It is a beautiful tile which adds a look of style to any room. Because the tile is porous, it should be sealed to prevent moisture penetration and to aid in proper cleaning. Periodic scrubbing and buffing of the floor will restore its beauty and luster. A professional flooring contractor should be sought for more extensive cleaning.

Floors - Limestone

Limestone flooring is noted for its beauty and durability. Most limestone contains natural fissures that resemble cracks. This is inherent to limestone and is normal. Your limestone floor requires routine care to maintain its finish. A hard wax finish will protect the surface. Frequent buffing will enhance the shine.

Floors - Hardwood

Clean your hardwood floors as often as you vacuum your carpets. Sweep the floors and mop with a soft, dry mop or cloth. Do not use water or water-based cleaners. Do not flood hardwood floors with water. This will cause stains, warping and the destruction of the flooring. Do not allow water or other liquids to stand on hardwood flooring. Wipe up spills immediately. Do not use water-based detergents, bleach or one-step floor cleaners on hardwood floors.

Do not drag heavy appliances or furniture across hardwood flooring. Permanent scratches in the finish can result. High heeled shoes can dent and damage the hardwood flooring.

Waxing and buffing hardwood floors should be done according to the manufacturer's instructions for materials and procedures. Consider having this done by a professional.

Hardwood floors may be refinished to restore or extend their life. Consider having this done by a professional.

Floors - Vinyl

Modern, resilient vinyl flooring is easily cared for and particularly durable in heavy traffic areas. Vinyl is also a relatively soft material that can be damaged by heavy appliances, dropped tools, high heeled shoes and legs of furniture. Such damage is permanent but localized areas can be repaired by a professional.

- Do not use abrasive cleansers or full strength bleach on vinyl floors. Abrasives will dull the finish and cause permanent damage. Full strength bleach can etch and destroy the surface of the flooring.
- Clean vinyl flooring with a solution of warm water and a commercial vinyl flooring cleaner.
- Remove spills immediately to avoid staining. Use a sponge or soft cloth. Dry the floor after removing the spill.

- Visible seams are to be expected and are not an indication of a fault in the vinyl. Professional installers will attempt to install your vinyl with the minimal amount of seams and without excessive waste. Seams are most visible in a home before it has been furnished and occupied. Visible seams are not defects unless they have been improperly made or the material is defective.

Garbage Disposal

Follow the manufacturer's instructions for proper operation of your garbage disposal. Do not load the disposal with food items before turning it on. For proper operation, turn on the cold water and start the disposal. Then, drop the food items slowly into the unit. When the unit sounds clear, turn the disposal off and leave the water running for several seconds. This allows the food waste to be carried into your sewer lines.

Only foods that are non-fibrous and easily pulverized should be placed into the disposal. Examples of food not to place in the disposal are corn husks, asparagus, potato peels, celery, onion skins, olive pits, bones and solid or liquid grease. These items may cause your unit to overload or jam. If this happens, follow these corrective measures.

- Turn off the disposal and the cold water.
- Wait three minutes for the unit to cool, and then press the reset button usually located on the bottom of the disposal.

If this does not correct the problem, your unit is probably obstructed. Follow these steps for proper removal:

- Unplug the disposal before attempting a repair yourself.
- Check the circuit breakers. An overload of this type may have tripped the circuit. Reset any tripped circuit breakers.
- If your disposal has a service wrench, insert one end of the wrench into the bottom of the unit. Work back and forth until the disposal turns freely. If your disposal does not have a service wrench, insert a broom handle or mop handle into the throat of the unit and rotate the impeller back and forth. The obstruction will be loosened so that it can be removed.
- Remove the obstruction, plug the disposal in, press the reset button and proceed with the above steps for proper use.

Heating and Air Conditioning

Your new home is equipped with a heating system and perhaps an air conditioning system that complies with local and state energy codes. Please read the manufacturer's warranty and instruction booklet and become familiar with the heating and air conditioning systems before you use them.

Your heating and air conditioning systems can play an important role in the first year after you move in. By maintaining an even temperature, you can minimize the contraction and expansion of the materials in your home.

The following suggestions are intended to help you in getting the maximum usage from your heating and air conditioning system:

- Change filters as needed or according to the manufacturer's directions. In areas with heavy dust more frequent changes may be in order. Fresh filters can significantly reduce operating costs and will prolong the life of your system.
- Check the operation of your system well ahead of peak operating seasons and correct any problems before seasonal service demands are the greatest.
- Keep all vents and registers clean and free of dust, cobwebs and debris.
- Air registers can be adjusted to control the flow of air into individual rooms. Simply close down or open the registers in each room to your own desired preference. You may enjoy different settings for winter and summer in a two-story house. Direct warm air to the lower floor in the winter and cool air to the upper floor in summer. Never close a register completely.
- The air-conditioning condensation discharge point and the water heater pressure relief discharge points were located and identified during the New Home Orientation Tour. It is the homeowner's responsibility to keep these areas open so that discharge points are free of obstructions. Check the flow of the discharge points every three months to assure that they are clear.
- Keep plants and grass trimmed away from the outdoor air conditioning unit.

Interior Walls

The walls in your home are constructed of wood and other materials which are subject to normal expansion and contraction. Occasionally, molding and trim can shrink and warp. Routine maintenance on molding, trim and wall boards is the responsibility of the homeowner.

Use care when you hang pictures and other decorative items. The wall board will be damaged if it is hit with a hammer. Costly repairs can be avoided by using picture hooks and other supplies from a home center or hardware store. Always repair nail holes with a dab of spackle or putty.

The walls in your home are textured for beauty and style. The texturing material is soft and can be damaged by scrubbing with abrasive cleansers and rough brushes or cloths. Small finger smudges may be removed from walls with a solution of warm water and a mild soap. Wash gently with a soft sponge or cloth. Rinse and dry the excess water carefully. Do not allow the wall board to become soaked with water. Larger spots, not easily removed by cleaning, will require paint touch up.

Landscaping, Drainage and Grading

Please read this section carefully. It contains information and important guidelines on your responsibilities for the planning and installation of improvements or alterations to your landscaping.

We recommend that you and your agents or subcontractors review this section carefully before you design or do any changes to your lot and landscaping. This information is general in nature because each lot can differ in certain ways. Therefore, this section should not be considered the sole source of information on changes to your lot and landscaping.

We strongly recommend that any changes to your lot or landscaping be done with the consultation of a licensed architect, soils expert, landscaper or structural engineer.

Clarum Homes assumes no responsibility for any damage, loss or liability whether to persons or property caused by the design, construction, installation, alteration or improper maintenance on a lot by any homeowner, the drainage pattern of the lot, including subterranean drainage devices, or any improvement located on the lot or within the home which might influence drainage.

Landscape - Soils

Expansive soil is very common in California. These soils expand and contract as they gain and lose moisture. You can minimize the effects of expansive soils by avoiding over-watering and by making sure that water does not pool on your lawn and next to your home.

Landscape - Watering

Over-watering can result in damage to your lot and to your house. Further, it can damage your neighbor's property. Monitor your irrigation system to avoid over-watering.

Landscape - Patios, Driveways and Walkways

Your patios, driveways and walkways have been designed for the soils and drainage patterns of your lot. Any changes to patios and walkways should be done with professional advice. Be sure that all patios, driveways and walkways slope away from your house and do not encourage water pooling.

Landscape - Drainage

Your lot has been graded to drain water away from your home, into receptacles or toward the storm drain. Grading for your lot has been carefully engineered to the standards that have been established by local governmental agencies to insure proper drainage. Failure to maintain established drainage can result in damage to your home, your lot and to neighboring property. Any alteration of the drainage plan for your lot voids your Limited Warranty.

The contours and features of your lot have been designed by professional landscape architects and civil engineers. Their goals were to provide an ideal setting for your home and to give the maximum protection from water erosion and damage. The landscape designers and civil engineers who designed the landscaping on your lot used small hills and valleys - called berms and swales - to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains. Berms which are designed to direct the flow of water away from slopes are especially important and must not be altered.

A system of underground drainage facilities may be provided in some lots. On these lots, at the rear of the yard a dedicated grate is provided to accept the water runoff. The grate must be kept free of debris so that the flow of water is not impeded. Check this grate monthly.

Your lot was graded to provide proper drainage of rain and irrigation water. Any changes to the grading of your lot can result in substantial water damage to your property and to nearby property. Natural settling can change the original grading.

It is your responsibility to maintain the original grading for your lot and to preserve good drainage. Any changes to the grading or drainage features will void your warranty and could damage your property and neighboring property.

Landscape - Planting

Landscaping can change the grading of your lot. We suggest that you consult a professional landscape contractor when the time comes to landscape your lot. Provide ample room for growth between plants and your home. The ground next to your home should always slope away to prevent standing water. If water is allowed to stand or pool next to your home damage to the foundation and landscaping will result. The water also could seep into your home and damage the interior and furnishings.

Observe the flow of irrigation water after each planting. If you notice pooling water or excessive flows in one area, construct drainage features to direct the flow of water. Consult with a landscape contractor before such drainage features are begun. Always keep drains free of debris, leaves and lawn clippings.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the drainage is not altered significantly. Keep the surface of the soil at least six inches below the level of the stucco screed. This will help in preventing wood rot and termites.

In addition, other changes and additions can alter the drainage of your lot and cause water damage. These changes include walkways, patios, spas, pools, fences, walls, planters and play structures. Before you make any changes or additions to your lot or the structures on your lot, give careful consideration to the effect the changes will have on drainage. If you have any questions, consult a professional before you begin the project.

Flower beds can significantly change drainage patterns. We suggest that you consult a professional landscape contractor before you dig flower beds. To avoid severe damage to your home, keep plants in flower beds a minimum of two to three feet from the foundation. This will prevent excessive water from collecting at the base of the foundation.

Please consider that any changes you make in the grading and drainage of your lot could affect neighboring properties. Damages to your property and to neighboring property will be your responsibility.

Landscape Maintenance Tips

Landscaping and irrigation requires immediate and continuous care. This care is the responsibility of the Homeowner. The Limited Warranty does not cover irrigation lines, heads or risers that become cracked or broken, pipe replacement, time clock malfunctions, power outages, improper water coverage, negligence or abuse. Leaks in pipes, on the original joints and materials, will be repaired or replaced for thirty days after the close of escrow.

The Limited Warranty does not cover plants and landscape material that dies due to the following;

- Under-watering and Over-watering
- Lack of fertilizer
- Changes in soil conditions that are made by the homeowner
- Lack of maintenance

- Pests or disease
- Adverse weather conditions
- Negligence or abuse

Landscape - Irrigation

Identify the location of irrigation lines and avoid digging or trenching around the lines. If a line is broken, consult with a nursery person or irrigation professional for advice on repairs.

Check your irrigation system regularly. Look for clogged, cracked or broken heads, leaks and spray adjustment. Make certain that the spray is not directed to fall on stucco or masonry. Avoid ponding from excessive watering in low spots and next to structures.

Adjust your irrigation schedules according to the temperature, wind conditions and weather. Watering during rainy periods is wasteful and potentially damaging due to over watering.

Landscape - Watering

During the first few months, your yard requires frequent watering. We recommend deep watering for long periods. This enables the root system to develop. Slopes may require shorter, more frequent watering because it is more difficult for the water to penetrate. In normal conditions, your lawn requires watering about twice a week. In hot weather, a withered or limp appearance is a sign of a lack of water. Water you landscaping in the predawn hours for maximum effect and to prevent evaporation.

Paint

The paints on your exterior and interior wood surfaces were chosen for their excellent durability, protection and resistance to moisture and chemical penetration. The paint must be maintained in good condition. Chips, scratches and other breaks in the surface of the paint must be repainted or serious damage to the underlying wood could result.

Please be aware that all paints are subject to yellowing. The action of the sun usually minimizes yellowing on exterior surfaces. However, yellowing can be noticeable on interior surfaces. Yellowing is caused by the natural drying and aging of the paint and by exposure to certain chemicals such as ammonia fumes and others that are found in some household cleaners. Light colors and white painted surfaces are more subject to yellowing than the darker colors.

Yellowing of paints is unavoidable. Because yellowing can take place over time and appear evenly on given surfaces, it may not be noticeable until you use touchup paint. Your local paint store can help you in choosing a touch-up paint that will be a close match for yellowed paint.

Patios

Patios and other structures that you add to your home are your responsibility. We suggest that before you begin any addition to your home, you check with your Homeowners Association and local building officials. This is to make certain that your plans meet state and local building codes and the C.C. & R's and, if applicable, the architectural guidelines of your Homeowner's Association. It is likely that building permits will be required. A licensed contractor is best qualified to do this work. Homeowners should be aware that structures that are attached to the house should be installed properly to avoid damage which could void the Limited Warranty.

Pests

During construction of nearby neighborhoods, pests may attempt to invade your home. Typically, these are mice, ants, birds, bees and snakes. Clarum Homes is not responsible for removing pests.

If your yard includes slopes, you may find that gophers, ground squirrels, mice and other burrowing animals are present. Unfortunately, these animals can damage slopes by creating tunnels or burrows that promote erosion. We recommend calling an expert to remove these burrowing animals and other pests.

Plumbing System

We recommend that you become familiar with your plumbing system as soon as you move in. You should know the location of the main shutoff and individual shutoffs in all the bathrooms and the kitchen and at the water heater. In the event of a plumbing emergency, you must close the main water shutoff at once. Flowing water can cause severe damage to your home and its contents.

The main water shutoff is at the water meter. The Customer Service Representative will identify the water shutoffs during your New Home Orientation Tour. Please make certain that everyone in your household knows the locations of the shutoff valves.

Other water shutoffs are located under the sinks in the bathrooms and the kitchen. Each toilet has a shutoff valve behind the toilet bowl. Another water shutoff is located on the top of the water heater. It controls the flow of water to the water heater and should be closed in case of a leak in the water heater. You and others in your home should know where these water shutoffs are and how they work.

Each plumbing fixture in your home has a drain pipe specially designed to provide a water vapor barrier between your home and the sewer. The drain pipe or trap is the U-shaped area of pipe directly under the sink. The trap holds water which prevents the airborne bacteria and odor of sewer gases from entering your home. If any of your faucets are used infrequently, we suggest that they be turned on occasionally to replace the water in the trap lost to evaporation. Because of their shape, the traps are the most likely area to become clogged.

Plumbing Fixtures

Most of the plumbing fixtures in your new home are plated with polished brass, bright chromium or a combination of the two, materials which are resistant to water corrosion. The brass and chromium plating materials are, however, soft and can be damaged with abrasive cleaners, scouring pads and tools. Clean the fixtures with warm soapy water and a soft sponge or cloth. Rinse with clear water and wipe dry to prevent spotting and soap build-up.

If water is permitted to accumulate and stand at the base of the fixtures, corrosion and tarnishing can result. Always wipe the area dry.

Hard water can spot and damage bright chromed plumbing fixtures. While this is not entirely preventable, you can minimize the staining and discoloration by drying the fixtures after each use.

Avoid excessive force when you turn your faucets on and off. The seals in the faucets can be damaged and your faucet will leak.

Faucets are equipped with aerators which mix air with the stream of water to prevent splashing. They need to be cleaned occasionally to remove a buildup of mineral deposits. When you notice that the stream of water has lessened, unscrew the aerator from the mouth of the faucet. Remove the debris and rinse the washers and screens, replace the parts in their original order and screw the aerator onto the faucet. Do the recommended maintenance as needed, usually every several months.

Toilets

Toilets are made of vitreous china, a glass-like material that is almost impervious to staining. Clean your toilets with a toilet bowl cleaner and a brush or cloth. Vitreous china is brittle and will easily break or shatter if hit with a hard object.

Always keep a plumber's plunger on hand to use in case of a stoppage of a toilet. If a stoppage occurs, close the shutoff valve on the back side of the toilet. Usually, a few vigorous pumps with the plunger will free the obstruction. Stoppages that occur within the first 30 days and/or are construction related are covered by Clarum Limited Warranty. Stoppages that occur after 30 days or that are not construction-related are the responsibility of the homeowner. If you are unable to clear the obstruction yourself, we suggest that you call a plumber.

Do not use drain cleaners in toilets. The harsh chemicals in drain cleaners can damage the toilet seals and cause a leak.

Tankless Water Heater

Your water heater is covered by a warranty from the manufacturer. Please read the operation instructions that the manufacturer provides.

Your tankless water heater has no pilot light. The gas burner lights automatically when the hot water tap is opened and goes out when the tap is closed.

If a fault ever occurs with the system, a maintenance code will flash on the digital monitor or thermostat. Please see your owner's manual if this occurs and follow the instructions listed for each code.

The water heater must be cleaned annually. Please see the manual for instructions.

There is a filter plug that should be cleaned within the first four months of occupancy and every six months thereafter.

Your tankless water heater requires 0.5 gallons per minute of water flow to operate. If your screens are clogged at a faucet and this decreases water flow, you may experience cold water. Remove and clean the screens at the faucet to increase water flow for proper functioning of the water heater.

Roofs

The roofing material on your home can be made of concrete tile or other roofing materials. Access to your roof is not necessary under normal conditions. Do not walk on the tile roof of your home. The weight of a person can easily break the tiles and destroy the masonry seals on the roof. Leaking may occur and costly repairs could be necessary. If access to your roof is required, call a professional roofing contractor for advice and assistance. Broken tiles that are discovered after your New Home Orientation Tour will not be the responsibility of Clarum.

If rain gutters are installed on your home, we recommend that you inspect and clean them twice each year. You can do this yourself or contract the job to a professional.

Roof Trusses

The roof trusses are designed by a structural engineer to accept dead and live loads. Dead loads are the weight of the roofing materials, lumber to manufacture the roofs and weight of the mechanical equipment in the attic. Live loads are the weight of a person on the roof or in the attic, wind and rain. The roof trusses are not designed to store personal belongings. If the attic is used as storage, severe damage may result.

Smoke Detector

At least one smoke detector has been installed in your home. The selection of the smoke detector, the installation procedure and the location of the smoke detectors are done to meet the requirements of local and state building codes. Please do not move or disable the smoke detector. If you feel the need for additional protection, consider purchasing an additional smoke detector for another location in your home.

Windows and Screens

Scratches and blemishes in glass must be noted on your walk-through or reported within 30 days to be covered by Clarum Homes Limited Warranty.

Do not apply a window tinting film to double glazed windows and double glazed sliding doors. This will cause a buildup of heat between the panes of glass that can destroy the seals and permit water condensation to form between the panes.

Operable windows come equipped with screens. Window screens tend to trap dust and dirt. Consequently, they need to be removed for cleaning. To remove a window screen, do not pull forcefully on the bottom tabs. It is best to maneuver the screen by pushing on its frame. Clean window screens with detergent and water and allow to air dry.

SUGGESTED MAINTENANCE SCHEDULE

Monthly

- **Wood Cabinets** - Apply a lemon oil-based wood protection product.
- **Plumbing** - Check under kitchen and bathroom cabinets for leaks. Check the area around the hot water heater for leaks.
- **Kitchen Exhaust Fan** - Remove and clean the filter. Clean accumulated grease deposits from the fan housing.
- **Smoke Detector** - Test for proper operation.
- **GFI Outlets** - Test for proper operation.

- **Irrigation System** - Check for proper operation of sprinkler heads, timer and valves. Check watering cycle and frequency.

Every Three Months

- **Exterior Doors** - Lubricate hinges and locks if required. Polish tarnished hardware. Inspect door finish for cracks and peeling. Touchup where required.
- **Interior Doors** - Lubricate hinges.
- **Garage Doors** - Lubricate hardware. Inspect mechanism for free travel.
- **Window and Door Tracks** - Check to see if weep holds are open. Clean out dirt and dust. Lubricate rollers and latches.
- **Concrete** - Clean away oil and grease.
- **Landscaping** - Check for proper drainage.

Every 6 Months

- **Countertops** - Inspect for separations at sinks and backsplash. Recaulk where required.
- **Tiled Areas** - Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.
- **Tub Enclosures** - Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.
- **Weather stripping**- Inspect, adjust or replace if necessary.
- **Faucet Aerators** - Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.
- **Gutters** - Clean out any debris.
- **Tankless Water Heater** – clean out filter plug of any debris.

Every 12 Months

- **Water Pressure Valve** - Check for proper function. Adjust if necessary.
- **Laundry Room Floor Drain** - Check for proper drainage. Clean the drain if required.
- **Plumbing Shutoff Valves** - Check operation by closing and then reopening.
- **Tankless Water Heater** – Clean annually.
- **Exterior Paint** - Inspect for cracked and peeling paint. Repair and repaint as necessary.

- **Forced Air Unit or Furnace** - Remove and clean filter. Replace if damaged or worn. Get professional service annually.
- **Garage Door** - Adjust tension rods.
- **Granite Countertops** - Reseal to protect finish.
- **Limestone Flooring and Limestone Fireplace Surround** - Reseal to protect finish.
- **Tiled Areas** - Seal grout.
- **Wood Fencing** - Inspect posts, rails and boards thoroughly. Repair where required.
- **Fireplaces** - Have chimney inspected and cleaned by a professional.
- **Smoke Detectors** - Replace batteries.

Every 24 Months

- **Exterior Doors** - Refinish or repaint.
- **Stucco** - Remove efflorescence if necessary. Seal if desired.
- **Wood Siding** - Repaint to preserve wood.

Every 60 Months

- **Granite Countertops** - Reseal to preserve the luster of the finish.

TROUBLESHOOTING GUIDE

PLUMBING

- **If you notice a leak in the natural gas line:** Have everyone go outside. Turn off the gas at the gas meter. Call the gas company to report the leakage.
- **If a water main breaks or a major plumbing leak develops:** Turn off the main water valve. It is located near the entry sidewalk, outside the garage or in a ground level box near the street.
- **If you notice a leak under a sink or toilet:** Turn off the water to the fixture by using the shutoff valves located under or behind the unit. Arrange for service.
- **If a toilet becomes clogged:** Turn off the water to the fixture. Follow the procedures outlined in the MAINTENANCE section of this manual.
- **If you notice a leak in the tub or shower:** Turn off the water at the fixture and arrange for service. Do not use the shower or tub until service can be provided.

- **If you notice water spots on your walls, carpets or ceilings:** You may have a water leak. Determine the source of water if possible and take steps to prevent further damage. If the leak can be traced to one location (one toilet, sink or tub), turn off the water to that fixture. If the leak cannot be isolated, turn off the main water service to the house. Call Clarum Homes Customer Service Department to report a plumbing emergency.

ELECTRICAL

- **If a complete power outage occurs:** Look to see if your neighbors have electrical power. If the power is off throughout your neighborhood, call the electric company to report the outage. If the outage is limited to your home, follow the steps below. Inspect all circuit breakers, including the main breaker. If a breaker appears damaged leave it off and call your electric company and Clarum Homes Customer Service Department. If the breakers are not damaged, turn them all off and back on again one at a time.

IMPORTANT NOTE: If your main circuit breaker trips or is turned off, wait 2-3 minutes before turning it on. Then, restore power to the other circuits one by one. This avoids overloading the system.

If you notice sparks or smell burning:

Find the location of the odor or sparks. Shut down all power and gas to your home without delay and contact your electric company and the Customer Service Department.

IMPORTANT NOTE: Immediately call the fire department if there is any possibility of a fire.

- **If there is no power in a bathroom, kitchen or outside receptacle:** These receptacles may be connected to a Ground Fault Interrupt (GFI) device designed to interrupt the flow of electricity. Locate the nearest GFI outlet. If the reset button has tripped, press it to restore power. If power is not restored. Determine if the circuit is being overloaded. Two hair dryers or other appliances being used on one circuit could cause the breaker to trip. Continual tripping of the breaker will cause permanent damage to the GFI device.

IMPORTANT NOTE: The use of power tools and appliances in GFI outlets is not recommended. Do not plug an appliance with a separate transformer or an item with a timing device (such as an irrigation system) into GFI outlets.

- **If there is not power to an electrical outlet:** Make sure that the outlet is not controlled by a wall switch that may be turned off. Once this is determined, inspect the circuit breakers and reset any that are in the "OFF" position.

Heating and Air Conditioning

- **If the forced air unit is not working properly:** Make sure the thermostat is set to a temperature higher than the room air and that the unit is plugged in. Determine that the safety door is closed properly. Make sure the circuit breaker is in the on position and the gas service is on. Finally, check to see that the gas valve is in the on position and the pilot light or intermittent sparking device is working. If you are unable to isolate the problem, call the company who installed your unit.
- **If your air conditioning unit shuts down or will not start:** Make sure the thermostat is set to a temperature that is cooler than the room air. Then, turn the air conditioner off at the

thermostat and inspect the circuit breaker. If the breaker is tripped, reset it and restore the power to the unit. If it does not restart, check the air conditioner fuse to make sure it is usable and properly installed. This fuse is in the outside fuse box located near the compressor unit.

- **If your air conditioning unit is continually running:** Check the outside air temperature. Set your thermostat to no more than 20 degrees below peak outside air temperature. On particularly hot days, it may run continually. Your air conditioning system is designed to cool your house no more than 18 to 20 degrees below the outside air temperature. Unit sizes are determined by the square footage of your house as well as by geographical requirements according to the California Energy Regulations of Title 24.

WHAT YOU SHOULD KNOW ABOUT YOUR NEW HOME

Clarum Communities is interested in providing complete, accurate information on your new home. Your escrow materials included information about your home, the lot, the neighborhood and the area. These materials were intended to give you specific information to help you make a decision on the purchase of this new home and to conform with the California Department of Real Estate regulations that are commonly known as 'disclosure'.

The following pages give important facts on your home, the materials that were used in construction and other details that will complete your knowledge of the home. This is provided as a courtesy and for your convenience. Some of the following items may not apply to your home. Please review this section if you have questions about your new home. Clarum Homes is your best source of additional information about your home.

GENERAL INFORMATION

Drought

The landscaping on your lot requires adequate water. However, Clarum Homes makes no representation or warranty that the continued availability of water at the current levels will be maintained.

Easements and Utilities

Clarum Homes is not responsible for utility and other easements and installations. A map of the installations and easements is available to the buyer but Clarum Homes makes no representation or warranty that the map is complete, to scale or final. Further, certain easements, including easements for landscape maintenance, utilities and other legally defined easements, may exist. These easements are beyond the control of Clarum Homes.

Heating and Air Conditioning System

The temperature in your new home can vary more than ten degrees from room to room. This variation is normal. It is due to differences in your home's orientation to the sun, shade from neighboring homes, trees, landscaping and other factors. Clarum Homes and our subcontractors make every effort to balance your system during construction to achieve general efficiency and comfort, however, ideal balance is not always possible.

Homeowner Maintenance Responsibility

The features and systems in your home require routine maintenance. Refer to the Maintenance section in this manual and, if necessary, please consult a professional for advice on your maintenance requirements. Clarum Homes is not responsible for damage, deterioration and destruction of items due to improper or inadequate maintenance by the Homeowner.

Homeowners Association

This section applies only if you have a Homeowner's Association. The Homeowner's Association is responsible for the maintenance of certain areas and for the budgets for such maintenance. Usually, monthly dues are required. The Homeowners Association must be consulted before any additions, changes or alterations to landscaping, exterior colors and trim and for other changes. Consult the Homeowners Association management company, applicable CC&R's and architectural guidelines for more information.

Mildew

Mildew results when moisture accumulates in a confined area. Over-watering of landscaping can cause mildew.

Plumbing Fixtures

Polished brass plumbing fixtures are susceptible to damage and staining if water is permitted to stand on the surfaces or if an abrasive cleaning product is used.

Post Tension Foundation

The concrete foundation in your home may be designed with post-tension cable devices to add strength. The cables are under very high tension and must not be cut or broken. Do not drill or cut your foundation in any way. This could result in severe damage to your foundation and to you. Contact the Customer Service Department if you have any questions about the post tension devices in your home.

Pricing

Due to every changing market conditions Clarum Communities makes no guarantee, representation or warranty of any kind as to the current or future value of the property or any future appreciation or depreciation in its value. Clarum Communities makes no representation or warranty of any kind concerning the sales price, terms, conditions or incentives, if any, for any other home in any phase of the project or any Clarum Communities subdivision. These items are subject to change, without notice, at the sole discretion of Clarum Communities. Regardless of whether the sales price, terms, conditions or incentives change for any homes by Clarum, Clarum has no obligation to change the sales price, terms, conditions or incentives, if any, of your purchase.

Sales Commitments

The sales representatives are not authorized to offer changes in the Limited Warranty or in the features of the home. If you believe that your sales representative has made such offers, please ask the offers be put in writing and that the document be approved by the management of Clarum Communities before you close escrow for your home.

Soils

The soils in California are expansive in nature. These expansive soils have been analyzed by a soils engineer who has recommended the type and design of the foundation for your home. Any changes in the foundation, the grading and the landscaping of your home and lot can result in severe

damage to your property and to neighboring properties. Consult a professional before making any changes.

Sound Transmission

The buyer is informed that the sound transmission will be greater in attached or multi-family homes than in single family homes.

Substitution

Clarum Communities reserves the right to substitute materials of equal or similar quality that may differ from those in other homes in your development due to situations that are beyond our control.

Surrounding Land Use

Clarum Communities makes no representation or warranty concerning the impact on the property of any future development or uses of the land that surrounds the project in which your home was constructed, (including, without limitation, noise and traffic impacts).

Tile (Ceramic)

Certain upgraded tiles can vary in color from tile to tile. The consistency of tile color is not warranted. Further, Clarum Homes does not represent nor warrant that the tile colors and finishes in your home will be available in the future.

Title 24

Title 24 refers to California regulations on the use of energy-saving building materials. The project in which your new home was constructed may be subject to the building standards energy requirements for new residences set forth in certain provisions of Title 24 of the California Code of Regulations. Inclusion of specific energy saving building materials in new residences under Title 24 is dependent upon the advice of consultants and will vary from one house to another because of site location, sun exposure and other factors. As a result, some residences of the same model and/or plan may contain different building materials than others, including dual glazed windows and pull down shades. These items are included solely to comply with California building standards energy requirements and are not intended to constitute the standard or customary specifications of Clarum Communities with regard to building materials used in this or other projects.

Unauthorized Options

Clarum Communities does not permit the installation of options by anyone other than authorized subcontractors before the close of escrow. If you attempt to do this, you may void your warranty.

Upgrades by Buyers

The use of independent contractors, other than those who are under contract to Clarum Communities, will void any warranty, implied or written, with respect to any and all damage caused, directly or indirectly, because of the work. This includes all systems, features and structures of the home and the landscaping.

Vehicle Access

In a gated community, the gates may be open during the sales and construction hours until construction and sales of all homes in the community are completed.

Views

Clarum Communities makes no representation or warranty with respect to the presence or absence of views or scenes that are visible from your home. Such views and scenes can be blocked or changed by future development, the growth of plants and other activities.

Washer Drains

The drain in the washer area is intended to handle minor leaks and will not handle water flooding that is caused by broken hoses, major overflows or other major leaks from a washing machine. Clarum Communities will not be responsible for damage caused by a washing machine.

Water Pressure

Clarum Communities makes no representations or warranty that the current water pressure level will prevail in the future.

Windows and Window Coverings

The windows and window coverings in your home may vary from those in the models and in other homes in the immediate area of your home. These variances are due to energy conservation requirements, design elements and other factors. Due to manufacturing processes, minimal spotting can be seen between the parts of dual-pane windows. This is normal and unavoidable.

GLOSSARY

Aerator - Located at the end of kitchen and bathroom faucets. It mixes air with the water to provide a smooth, splash-free flow of water. Occasionally, debris may collect in the aerator and restrict the flow of water. If this happens, unscrew the aerator and remove the debris.

Base/Baseboard - The strip of molding or trim at the bottom of walls. The baseboard adds an attractive finish and protects the wall from scuffs and damage from furniture or vacuum cleaners.

Berm - A small ridge of soil that directs the flow of rain and irrigation water toward drains or sewers.

Blacktop - An asphalt material used for driveways, walkways and streets.

Caulking - This material is used as a sealant around sinks, tubs and showers. Other applications for caulking include sealing window and door frames.

Circuit - The electrical system in your home is separated into individual units called circuits. Depending upon the layout of your home and electrical codes in your area, each circuit may be designed for a room, an area of the home or a single appliance.

Circuit Breakers - These are electrical switches that are used to prevent electrical overload or shorting. The circuit breaker opens the circuit when an overload or short occurs, thereby breaking the flow of electricity. It can be reset manually by moving the circuit breaker lever to the OFF position and then to the ON position once the source of overload has been corrected. Refer to the Electrical Systems section of this manual for more information.

CC&R's - This is a real estate law term that stands for Covenants, Conditions and Restrictions. CC&R's are recorded conditions that apply to your property.

Common Areas - Most neighborhoods have areas that are common property and owned by a homeowner's association. These areas may include streets, parking areas, walkways, slopes and recreational areas. They are maintained and their use is governed by the homeowner's association.

Condenser - The unit of a heating and air conditioning system that is located outside the home.

Crawl Hole - The opening in the ceiling which gives access to the attic space. This also is called a scuttle hole.

Dehumidifier - An appliance that removes moisture from the air. Used most frequently during the summer months, a dehumidifier dries the air of rooms below ground level such as a basement.

Drywall - The interior walls of a home are usually constructed of drywall. This material also is called gypsum board. The material is functional, and can be textured and painted to compliment the style of any home.

Efflorescence - The white, powdery substance that sometimes accumulates on stucco, masonry and brick. Excessive efflorescence can be removed by scrubbing with a strong vinegar solution or a commercial product.

Emergencies - Emergencies are defined as situations in which a home and its occupants are in danger. Included are electrical problems which present the danger of shock or fire, leaking water and complete stoppage of all drains so that water can back up and flow into the home. Please refer to the section on Emergencies in this manual.

Erosion - The flow of water from irrigation systems or rain can erode landscaping and change the drainage of the yard. Most erosion can be prevented by maintaining the original grading of the yard.

Expansive soil - The expansive soils in this area are subject to significant contraction and expansion in times of rain or drought. Compaction techniques and other measures were taken during the site preparation of your lot. Avoid excessive watering and standing water in areas with expansive soils.

Fluorescent - The lighting fixtures that provide even, soft illumination in kitchens, bathrooms and other areas of the home use fluorescent bulbs. These fixtures are more efficient than traditional incandescent lighting.

Galvanized - Steel which is covered with a zinc coating to prevent rust is galvanized.

GFI- Abbreviation for Ground Fault Interrupt Device. This device is similar to a circuit breaker in that it is designed to interrupt the flow of electricity. GFI's are usually located near bathroom sinks and tubs. In case of a short circuit such as dropping an appliance into a filled tub or sink, the GFI will break the electrical circuit immediately and prevent a serious electrical shock.

Graphite - A carbon-based powdered substance that is used as a lubricant for applications in which oil can be damaging. Graphite is usually recommended for use on your aluminum windows and doors.

Grout - Grout is the cement-like material visible between squares of ceramic tile.

Gypsum Board - See Drywall.

Hardware - The hinges, locks, handles and other metal attachments to doors, cabinets and drawers.

Header - The header is a relatively heavy, structural wood piece that spans open spaces such as doors and window frames. The header supports other structural lumber.

Hollow-Core Door - Interior doors are frequently constructed of thin plywood or Masonite sheets that are bonded to a frame. The inside or core of the door is hollow. This reduces weight yet provides good insulation.

Home Warranty Department - Service or repairs that are covered by Clarum Homes Limited Warranty are handled by the Home Warranty Department. The Home Warranty Department is solely responsible for reviewing warranty claims and acting upon them.

Homeowner Maintenance - Your home will have a longer life if you routinely maintain the various features of your home. Some of these maintenance items have been covered in the Maintenance section of this manual. This continuing maintenance is the responsibility of the home owner.

Humidifier - The opposite of a dehumidifier. It restores moisture to the air during dry, winter months.

Incandescent - Lighting fixtures that use traditional light bulbs are called incandescent fixtures. Incandescent lighting is used for lamps, spot lighting and exterior lighting.

Joists - The solid wood structural components of the floor and ceiling of your home.

Manufacturer's Warranty - The appliances and certain other components of a home are covered by warranties that are supplied by the original manufacturers. These warranties are passed on to you by Clarum Homes. They include components of the plumbing and electrical systems, heating and air conditioning system, water heater and other manufactured items.

Masonry - The stucco, stonework, fireplace, chimney and brickwork in a home.

Nail Pops - The natural expansion and contraction of wood can cause the nails that hold the wall surfaces in place to move or pop out of place. The nails can be reset and, if necessary, touch up paint can be applied.

Polystyrene - A man-made material, similar in appearance to marble, which is sometimes used to form counter tops in bathrooms.

Porcelain Enamel - Your tubs and sinks may be constructed of porcelain enamel. Made of silicate paint which is fired onto steel at high temperatures, it forms a durable smooth and shiny surface much like glass.

Post-Tension Foundation - The concrete foundation in your home is under tension from tight steel cables that run horizontally through the foundation. The connectors for the cables can be seen at the exposed edges of the foundation. The tension from the cables strengthens the foundation and prevents cracking due to settling. Severe damage to the foundation and, potentially, to people can result if the cables are cut. Therefore, do not drill or cut through your concrete foundation.

Resilient Flooring - The attractive flooring that is used in kitchens and other high use areas of a home is called resilient flooring because of its cushion-like texture. It may be called vinyl flooring. It is similar to the linoleum floors of years past, but it is easier to care for and maintains its appearance for a longer time.

Request for Service - A form used by the homeowner to request service under the terms of Clarum Communities Limited Warranty. All such requests must be in writing and on the proper form. Only those items covered by the Limited Warranty should be listed.

Return Air Vent - Because modern homes feature almost airtight seals, the heating and air conditioning systems require return air vents to draw air back to the heating and cooling system.

Ridging - A filled joint in drywall which becomes visible due to natural contraction and expansion of the materials.

Scuttle Hole - The opening in the ceiling which gives access to the attic space. This also is called a crawl hole.

Sealant - Commercial products which are used to seal porous materials such as concrete, grout and mortar and protect them from penetration by moisture.

Settling - In the first months and for years after a home is built, some settling can occur as the underlying soil gains and loses moisture. Minor settling is normal, particularly in the first months after a home is built.

Sheathing - The plywood that is installed as a base for shingle or tile roofs.

Spackle - The putty-like material that is used to fill surface irregularities in drywall. It's most common use to fill nail holes in walls before repainting.

Stucco - The mortar-like material that covers the exterior of many homes in this area is called stucco. It provides excellent durability, insulation and beauty to the home. Stucco is brittle so you should avoid sharp blows to the walls. Turn sprinklers away from stucco to prevent water stains.

Stucco Scream - The galvanized sheet metal trim which separates the stucco from the foundation.

Studs - The vertical wood structural members in the interior and exterior walls of a home.

Subcontractor - Most homes in our area are built by licensed specialized trades subcontractors who contract with larger builders or developers to perform the work in their area of specialization. This allows the builder to select those with the highest standards and the best reputations.

Fierce competition ensures that the builder is getting the best subcontractor to do the job. Examples of subcontractors are plumbers, roofers and electricians.

Swale - A swale is similar in purpose to a berm but it is a depression in the ground. It is designed to channel rain and irrigation water away from structures and toward sewers and drains.

Tack Strips - The devices between the flooring and carpeting that are used to hold wall-to-wall carpeting in place.

Title 24 (Energy Conservation Act) - Title 24 is a building regulation that establishes standards and construction requirements to conserve energy. The standards include not-to-be-exceeded specifications for heating and air conditioning systems, door and window materials, window blinds, insulation and other features of a structure. Title 24 standards vary for different structures so those for one home may differ from those of nearby, similar homes.

Thermostat - The wall-mounted device that controls the heating and air conditioning units is a thermostat. By cycling the heating or air conditioning units on and off, it will maintain a desired temperature in the home.

Vitreous China - The kiln-fired, pottery material that is used in most toilet bowls and tanks. It is very durable and impervious to water but can be broken by sharp blows from hard objects.

Weep Holes - Small holes in door and window frames that allow water to drain away are called weep holes. They should be kept free of dirt and debris.