WARRANTY *guide*

FOR YOUR NEW SIGNATURE HOME

HUNTSVILLE

E-SIGNATUREHOMES.COM

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ALL WARRANTY REQUESTS MUST BE IN WRITING TO THE WARRANTY DEPARTMENT, VIA EMAIL OR WEBSITE.

HERE ARE THE BEST WAYS TO CONTACT US.

EMAIL: WARRANTY@E-SIGNATUREHOMES.COM
WEB: E-SIGNATUREHOMES.COM

CLICK ON THE "HOME WARRANTY" SECTION AT THE BOTTOM OF THE MAIN PAGE.

THE MAIN SIGNATURE OFFICE NUMBER IS 205.989.5588

AFTER HOURS EMERGENCY NUMBER IS 205.941.4551

EMERGENCIES ARE CONSIDERED:

- TOTAL LOSS OF HEAT DURING WINTER MONTHS (OCTOBER – MAY)
- NO WORKING AC IN ENTIRE HOME (MAY – OCTOBER)
- TOTAL LOSS OF ELECTRICITY
- TOTAL LOSS OF WATER OR PLUMBING LEAK THAT REQUIRES WATER TO BE SHUT OFF TO YOUR HOME
- ROOF LEAK

SIGNATURE WARRANTY COVERAGE

1 Year — Signature Homes provides a 1 year Limited warranty which covers your home from defects in materials and workmanship.

2 Year — Signature Homes provides a 2 year warranty on all mechanical systems including Plumbing, HVAC, Electrical, Roofing and Appliances.

10 Year — Structural warranty provides that your home will be free from any major structural defects in the slab, foundation and framing of your home.

ITEMS NOT COVERED UNDER YOUR SIGNATURE WARRANTY AFTER CLOSING

- Fences and Decks — Wood is a natural product and may warp or cup.
- Cosmetic Flaws / Scratches on Windows, Bathtubs, Cabinets, Sinks, Countertops and Flooring.
- Landscaping issues due to shaded areas, lack of watering or over watering.

COURTESY FOLLOW UP VISIT

One of our Customer Service Representatives will set up an appointment with you during the first month after closing, to ensure that all functions of your home are operating properly and to review our Warranty Procedure. During this appointment we intend to review key maintenance points and answer any questions you have about the care and operation of your home's features.

If you have questions about your home prior to this visit, please make note of them so we can get them addressed. Please ensure that the person at home for the warranty visit is over the age of 18 and is familiar with any concerns or questions you have.

COURTESY FOLLOW UP AGENDA

	AREA	CATEGORY	INSTRUCTION
❑		Coverage	*Review warranty coverage.*
❑		Claims	*Review warranty claim submission and 1 time repairs.*
❑		Claims	*Review emergency claims and submission procedures.*
❑		Maintenance	*Review maintenance requirements and suggestions.*
❑		1st year	*Discuss what to expect in your first year.*
❑	Interior	HVAC	*Discuss air filters.*
❑	Interior	Doors	*Check all doors for proper function.*
❑	Interior	Electrical	*Test and discuss GFCI outlets inside home and in garage.*
❑	Interior	Flooring	*Discuss cleaning method and go over instructions.*
❑	Interior	Tile	*Discuss cleaning grout.*
❑	Interior	Plumbing	*Inspect drains.*
❑	Interior	Plumbing	*Clean faucet aerators if necessary.*
❑	Interior	Plumbing	*Review shut off valves and winterizing.*
❑	Interior	Fireplace	*Discuss how to light.*
❑	Interior	Dishwasher	*Discuss operation.*
❑	Interior	Oven	*Discuss Self Cleaning feature.*
❑	Interior	Water Heater	*Discuss adjusting temperature.*
❑	Exterior	Windows	*Discuss caulking / paint maintenance.*
❑	Exterior	Door	*Discuss caulking / paint.*
❑	Exterior	Irrigation	*Discuss Maintenance and operations.*

NOTES:

WARRANTY SERVICE REQUESTS

If you need to initiate non-emergency warranty service at any time during the warranty term, as described in section 2 of the Limited Warranty Agreement, you are welcome to do so by sending in a warranty request via email. The easiest way to submit a request is via our website, www.e-signaturehomes.com, on the Home Warranty at the bottom of the website page. Please include your name, address, phone numbers and the warrantable items

PUT IT IN WRITING!

A written report of warranty request items provides you with a record of any request. This also allows us to operate efficiently, thereby providing faster service to all homeowners.

ONE TIME WARRANTY REPAIRS

In most cases, you will benefit by waiting for a date near the end of your 1 Year Comprehensive Warranty term to have these repairs made rather than at their first appearance.

- ❑ **Caulking:** separations or cracks in interior trim
- ❑ **Ceramic Tile:** grout cracks
- ❑ **Backsplash (If applicable):** separation from countertop
- ❑ **Drywall:** nail pops

HELP US TO SERVE YOU

We can provide service faster and more accurately if we have all the necessary information. With any warranty request, please include:

- Your name, address and the phone number where you can be reached during business hours.
- A complete description of the problem, for example, “guest bath—cold water line leaks under sink,” rather than, “plumbing problem.”

NOTES:

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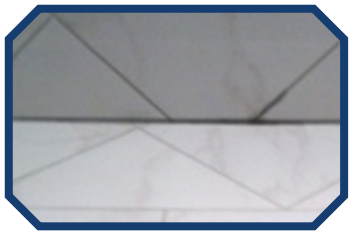
FOR YOUR NEW SIGNATURE HOME

Once YOU MOVE IN...

IN THE FIRST YEAR YOUR HOME WILL GO THROUGH ADJUSTMENTS.

Due to seasonal differences in temperature and humidity, you may see a few changes in your home. We will repair these items 1 time during the 1 Year Comprehensive Warranty Term

THINGS YOU MAY SEE...	WHAT WE'LL DO
TRIM JOINTS EXPAND & CONTRACT	
	WE WILL: Caulk, Paint, & Trim
NAILS POP IN SHEETROCK	
	WE WILL: Reset Screw, Apply Joint Compound, Sand and Paint
CRACKS IN GROUT	
	WE WILL: Reapply Grout

THESE ISSUES DO NOT AFFECT THE STRUCTURE OF YOUR HOME!

NOTES:

FREQUENTLY ASKED WARRANTY QUESTIONS

WHAT IF MY EXTERIOR CONCRETE CRACKS?

As concrete cures (dries out) contraction can occur and cracks will appear. Although it is common for concrete to crack, we have taken every precaution to properly install your concrete and even have an outside inspection to make sure it's done properly. Signature will fill concrete cracks in the slab or garage when the crack is:

Concrete cracks in slab or garage:
A) Greater than 3/16" inch width
B) Greater than 3/16" inch vertical displacement

Concrete cracks in patio or driveway:
A) Greater than 1/4" inch width
B) Greater than 1/4" inch vertical displacement

These standards are in accordance with the Signature Homes Warranty and the National Association of Homebuilders Residential Construction Performance Guidelines.

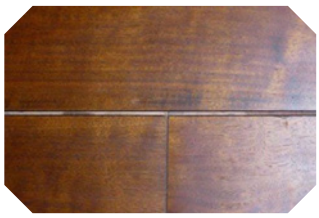
WHAT IF NAIL POPS APPEAR IN THE SHEETROCK WALLS OR CEILINGS?

Nail pops are a natural occurrence in sheetrock, usually due to reduced humidity in your home which causes the wood to shrink slightly. These could happen at any point after the construction of your home is complete. If this occurs, Signature will repair and repaint the spot 1 time during the 1 Year Comprehensive Warranty Term.

WHAT IF I HAVE AREAS IN MY YARD WHERE THE SOD IS THIN OR DYING OUT?

There may be areas in your yard that receive a limited amount of sunlight during certain times of the year. These areas may not receive enough sunlight to support sod growth, causing the sod to grow thin or die. Areas adjacent to fences can also receive a limited amount of sunlight. These shaded areas are considered homeowner maintenance and are unwarrantable issues. Under watering as well as over watering may affect the growth of your sod, as well as your landscaping.

FREQUENTLY ASKED WARRANTY QUESTIONS



WHAT IF GAPS OR HOLLOW SPOTS APPEAR IN HARDWOOD FLOORING?

Hardwood flooring may slightly contract and expand. We will correct per industry standards and manufacturer recommendations. Occasionally you may hear "hollow spots". This too is a normal occurrence for any wood product. If the hardwood planks move when standing upon them, this issue will also be corrected by using methods approved by manufacturers. Always use Shaw R2X Wood Floor Cleaner to clean hardwood floors. Using water to clean hardwood can void your flooring warranty.

WHAT IF I SEE STANDING WATER IN MY YARD DURING A RAIN STORM?

Water in your yard may come from various points – effluent from downspouts, water draining from your yard, or water draining from an adjacent yard. To prevent standing water or flooding, engineers have developed the swales that you see on some home sites. Your yard is graded so that any surface water should drain away from your house and drain completely off within 48 hours of the end of a rain event. Depending on the amount of rainfall, they may run deep and wide until the water has completely been drained off your property. This means that the swales are operating properly, accomplishing their intended purpose. Drainage swales and shaded areas may not completely dry up, but there should be no standing/pooling water after this time period of 48 hours. Drainage swales should always be kept free and clear to ensure proper drainage of surface water.

FREQUENTLY ASKED WARRANTY QUESTIONS

WHAT IF A TILE CRACKS IN MY HOME?

Sometimes tiles will crack. A cracked tile does not indicate a structural problem; it is simply an occurrence that may happen. Signature will repair cracks in tile or grout one time during the one year basic warranty period. Because there is some fading with time, sometimes the color of grout and tile may differ slightly. We will try our best to match the original colors, but most likely there will be some color variation. Many homeowners decide not to have the original grout or tile repaired because of this possibility.

WHAT IF MY BASEMENT BECOMES HUMID?

Basements without conditioned air will often have higher levels of humidity. The heating and air conditioning in your home are designed to remove humidity, and in an unfinished basement there is no conditioned air. The solution is to place a dehumidifier in the basement as needed. Signature does not warrant against humidity in basements.

WHY CAN YOU SEE SEAMS IN MY SHEETROCK?

When finishing sheetrock, we are dealing with several textures, sheet rock, tape and the finish. Unfortunately, depending on lighting, seams may be more visible! All sheetrock seams will be of equal quality to our model standards. Imperfections in sheetrock seams that are visible from a distance of 6'-0 or greater during normal lighting conditions will be repaired. Imperfections that are visible only at certain times of the day (or in specific lighting conditions), are deemed to be acceptable.

The **Fireplace**

START UP PROCESS

IMAGE A

Make sure the gas valve located to the right of the fireplace logs is in ON position. The red valve should be in line with the gas line.

SEE IMAGE A

Red valve is in line with gas line.

IMAGE B

Turn the ON/OFF/PILOT knob on the right side to Pilot position. Once the knob is in the pilot position, push the knob forward. This will allow gas to flow to igniter.

SEE IMAGE B

Push ON/OFF/PILOT button forward.

IMAGE C

With the knob pushed in, press the igniter located on the extreme left side until the pilot light is lit.

SEE IMAGE C

Press Igniter.

When pilot light is present you can adjust the flame height by rotating the knob located next to the ON/OFF/PILOT knob.

SHUT DOWN PROCESS

IMAGE D

The fireplace can be turned off by rotating the ON/OFF/PILOT knob to off position. This will extinguish the pilot light. You can also turn the gas valve to the off position to stop the flow of gas to the log unit.

SEE IMAGE D

Red valve is in line with gas line.

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The Dishwasher

DISHWASHER WON'T START

IMAGE E

If the dishwasher is not operating, check the main electrical panel (usually located in the garage) to verify that the breaker is in the ON position.

SEE IMAGE E

Light is on.

NOTE: Before starting the dishwasher run hot water at the kitchen sink until the water reaches a hot temperature. Doing this will allow for the dishwasher to start the cleaning cycle with hot water. Also, the use of a separate drying agent, such as Jet Dry will enhance the drying of your dishes.

The Oven

SELF-CLEANING CYCLE

Many ovens are equipped with a self-cleaning process cycle. If the self-cleaning cycle is used, be sure to remove the wire racks from the inside of the oven before starting the cycle. The high temperature that the self-cleaning cycle generates may damage the wire racks or damage the oven walls due to expansion of the wire racks. Please refer to the appliance manufacturer's manual for all instructions for self-cleaning cycle.

WON'T START

IMAGE F

The ON/OFF switch for the garbage disposal is located on a wall mounted switch. (This switch is sometimes located under the sink.)

SEE IMAGE F

ON/OFF Switch

IMAGE G

If the wall switch does not activate the disposal, check the main electrical panel to ensure the breaker has not been turned off.

If the breaker switch and wall switch do not activate the disposal, press the red reset button located on the bottom of the disposal unit.

SEE IMAGE G

Reset button

JAMMED

IMAGE H

Key way location

IMAGE I

Allen wrench

If the disposal is "jammed" turn the switch to ON/OFF switch OFF position. Use the Allen wrench tool and insert it into the key way located under the disposal unit and turn counter clockwise. This will usually dislodge the item jamming the disposal and free it up.

SEE IMAGES H AND I

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The Water Manifold

LOCATION & OPEN/CLOSE VALVES

IMAGE J

The main water manifold is usually located in the wall in the garage and has the control valves to shut off water flow to the entire house and to outside hose bibs. It is recommended to winterize your hose bibs during freezing temperatures. Once you have shut-off the water to the hose bibs go outside and drain any excess water out and then turn the hose bib to the OFF position. (In case of an emergency or for conducting any plumbing repairs)

The valves are in the OPEN position when the valve lever is in line with the water lines. OFF position is indicated by valve lever being 90 degrees to water line.

SEE IMAGE J

Valve is in OPEN position.

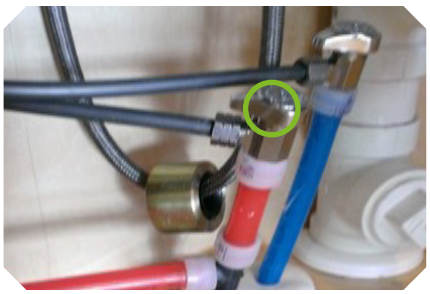
To winterize, turn this valve to OFF position.

Valve is in OFF position.

This valve is to remain on, unless water needs to be cut to entire home.

TOILET & SINK SHUTOFF VALVES

IMAGE K



Each toilet has a shutoff on the water supply line located under the tank. The small valve can be rotated 90-degrees to stop the water flow to the tank. Hot and cold water shut offs for each sink are on the water lines under the sink.

SEE IMAGE K

Hot/cold shutoff valves

The Water Heater

NO HOT WATER

IMAGE M

Before calling for service, check to verify that the:

1. Pilot is lit (easy to follow directions are attached to the side of the water heater).
2. Temperature setting is not on VACATION MODE or too low.
3. On Gas Units—Make sure gas shut off valve is not in OPEN position.
4. On Electric Units—Check the main electrical panel box to ensure breakers for water heater are not tripped.

The GFCI

Ground Fault Interrupter Circuits

WHAT THEY DO & HOW TO DETECT/RESET TRIPPED CIRCUITS

IMAGE L

Red LED light and RESET.

GFCI receptacles have a built in element that senses power fluctuations. The element is short a circuit breaker that is required by codes to be installed in bathrooms, kitchens, outside and in the garage. More specifically, they are installed where an individual can come into contact with water while holding an electrical tool or appliance.

If a hairdryer or other electrical device will not operate when plugged into an outlet, the cause may be that the GFCI has been tripped.

Inspect all GFCI plugs located in bathrooms, kitchen and garage. If a red LED light is present, push the reset button (top button). This should restore power to plug outlet and allow the device to operate.

SEE IMAGE L

The HVAC Unit

NO HEAT

IMAGE N

IMAGE O

Before calling service, check to verify that the:

1. Thermostat is set to “HEAT” and the temperature is set above the shown actual room temperature on the display.

SEE IMAGE N

2. Circuit breaker on the main electrical panel is ON.
3. Switch on the side of the furnace or located on wall stud in ON. (Applies to gas only units)

SEE IMAGE O

NO AIR CONDITIONING

Before calling service, check to verify that the:

1. Thermostat is set to “COOL” and temperature is set below the shown actual room temperature on the display.

SEE IMAGE N ABOVE

2. Air conditioner and furnace breakers on the main electrical panel are ON. (If a breaker is tripped you must turn it on from the tripped position to the off position before you can turn it back on.
3. Switch on the side of the furnace or located on wall stud in ON.

SEE IMAGE O ABOVE

SMART THERMOSTAT

If a smart / Nest thermostat is added then our HVAC company should install so it does not void warranty.

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The Garage Door

NOT WORKING

1. Locate the GFCI outlet in the garage on wall.
2. If red light is visible, push the reset button and the red light should go out.
3. Garage door should work.

STILL NOT WORKING: SENSOR ALIGNMENT

IMAGE P

Sensor Light Location

Your garage door is equipped with two sensors at the bottom right and left hand corners for safety; these sensors detect objects while the garage door is in motion. Once an object has crossed the sensor beam while door is in motion the garage door will go back up to keep from closing on object.

The sensors have 2 LED light, one orange and one green, that should always be illuminated. If one or more LED lights are not illuminated the garage door will not function.

SEE IMAGE P

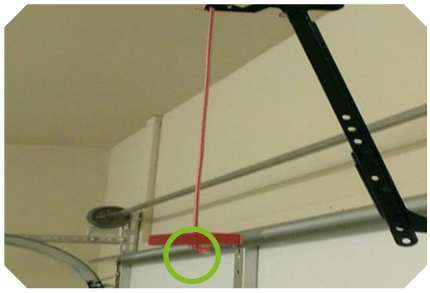
Move the sensors up or down until they are level with each other. You will know they are level by the sensor LED's illuminating with a steady bright appearance when alignment has been achieved.

FAILS TO WORK WITH TRANSMITTER

Change the batteries in transmitter and refer to the garage door manual for instructions.

EMERGENCY PULL CORD RELEASE

IMAGE Q



Emergency Pull Cord

Your Garage door is equipped with an emergency pull cord in case of power outages. This allows you to operate the garage door manually. This pull cord is red in color and has a handle. The pull cord is located on the top rail system hanging down.

SEE IMAGE Q

To operate the pull cord release: Grab the emergency pull cord and simply pull down. This will release the lock mechanism.

After power is restored simply use the wall control button or your transmitter and the garage door will automatically latch itself to the proper position.

CHECK EXTERIOR CAULKING

Mandatory MAINTENANCE

IMAGE R

Check caulk joint between window and bricks around the entire periphery of window. There should be no gaps.

All windows caulk joints on the exterior of the house should be examined once a year to ensure that there are no caulk breaks/gaps from the windows to the brick. A good caulk joint is necessary to provide a tight water and air seal to prevent water leaks on the inside of the house and to maximize heat and AC efficiency.

SEE IMAGE R

CONTROL PANEL OVERVIEW

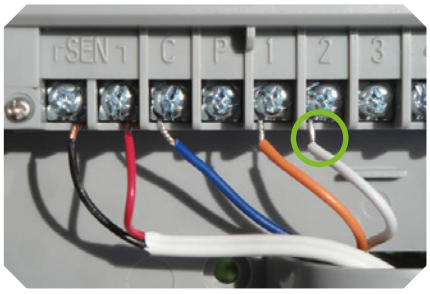
IMAGE S

Your irrigation system is equipped with a control panel usually located in the garage. The control panel allows you to change the settings for your irrigation system. After our inspection, your system will be preset for your convenience and to the best setting for your landscaping according to coverage area, activation time, water days, and run times. Your control panel is also equipped with a battery back-up in case of power outages to keep its memory. Should you decide to change the settings on your system refer to the irrigation control manual. Be cautious not to over water for this could lead to drowning your sod and drainage issues.

SEE IMAGE S

PROGRAMMING & SET UP

IMAGE T



White wire

NOTE: It is important to find out how many zones you have. You can find out by simply pulling down the bottom front cover and counting how many wires you have excluding the white wire which is only a ground and does not represent a zone.

SEE IMAGE T

NOTE: Never use the top far right round button labeled PRG.

NOTE: Always program your system using only the A setting.

STEP 1: TURN DIAL TO CURRENT TIME & DAY

Make sure this is correct to ensure a proper watering schedule.

NOTE: REMEMBER NOT TO OVER WATER YOUR SOD. RECOMMENDED SETTINGS FOR SOD ARE USUALLY ANYTHING BETWEEN 8 AND 12 MINUTES PER ZONE EVERY OTHER DAY.

STEP 2: TURN DIAL TO THE START TIME POSITION

IMAGE U

Start Times

IMPORTANT – The # 1 will appear in the display, this # 1 is for the time setting of the whole system to activate itself not for the zones. The zone settings are explained in step 2.

Use the plus and minus keys to set desired start time for system to activate. (early morning or later evening are recommended)

Only one start time is required for system and not each time zone.

SEE IMAGE U

STEP 3: TURN DIAL TO RUN TIME POSITION

IMAGE V

Run Times

1 will appear in the display again. The numbers now represent amount of time for that zone.

To select the desired time for each zone use the plus and minus buttons.

Once time is selected, use the right arrow key to go to the next zone and follow the same process for setting the desired time.

SEE IMAGE V

STEP 4: TURN DIAL TO WATER DAYS

IMAGE W

Water Days

The days of the week will be in the display. Use the plus and minus keys to select the days desired for watering.

For example – M T W T F S S will appear in the display, to select watering on Monday press the plus key to add a water day, or the minus key to not water that day. Once it is set, it will automatically proceed to next day.

SEE IMAGE W

Return dial to 12:00 run position and the system will now be set for watering.

WINTERIZING YOUR IRRIGATION SYSTEM

IMAGE X

Control Panel OFF position

1. Locate irrigation shut off valve at the street. This should be in a 6" round box with a round green lid, close to the meter. For those with a dedicated water meter for irrigation at the street, this meter will be the shutoff. Turn this valve or meter to the OFF position.
2. Go to the controller/ timer on the garage wall. Simply start your system as you would to water the yard and allow it to run through a complete cycle with all zones. There will not be water coming from the sprinkler heads as the main water supply to the sprinkler is off. This simply opens the zone valves and allows the water to drain from each zone of the system. After each zone has been run for a cycle, turn the clock to the OFF position.
3. Nothing should be done to the back-flow preventer valve hanging in your garage as the main water supply to the irrigation is off.
4. This should winterize your irrigation system and have it set until spring.

SEE IMAGE X

NOTE: When the water is turned back on in the spring a small amount of water will come out of the back flow preventer valve in the garage. This is normal and since it is a check valve it will stop when the main water line becomes pressurized.

VALVE BOX LOCATION

IMAGE Y

The irrigation system is also equipped with a valve box which is usually located on the back or side of your garage. This box is square and has a green cover. The valve box is there for maintenance to your system only. You will not have to utilize the contents of the valve box for any reason.

SEE IMAGE Y

IRRIGATION SYSTEM MAINTENANCE

It is best to check the irrigation system in the spring after you cut on the system for the first time and again halfway through the season.

THE BASICS OF IRRIGATION MAINTENANCE ARE:

1. Inspect the controller and make sure it's plugged in and functioning
2. Update the time and date
3. Check the connection on all of the wires — make sure that rain, wind, or soil moisture sensors are connected
4. Replace the back-up battery
5. Change the schedule to reflect the current season and irrigation needs of the landscape
6. Turn on each zone and look for system damage
7. Winterize your system by shutting off valve in the ground, by your water meter

LEAKING VALVES OR PIPES

Leaks can occur as a result of weather damage (freezing and thawing), damage from shovels and other sharp tools, vandalism, tree roots or normal aging of the system. Leaks from valves and pipes may be large and very obvious. Smaller leaks may not show up immediately and will require some detective work. Replace or repair damaged valves and pipes.

BROKEN OR MISSING HEADS

Damage can occur to sprinkler heads from lawn mowers, vandalism, improperly installed heads or normal wear and tear. Replace damaged or missing heads immediately. Installing heads on swing pipe allows the head to "float" in the soil and reduces the damage that can result from lawn mowers or other heavy objects.

CLOGGED NOZZLES

Clogged nozzles occur as a result of debris entering the irrigation system, a dirty water source or normal wear and tear. Flush system at the beginning of the irrigation season, install screens on sprinkler heads, replace clogged nozzles, and improve system filtration.

SEAL LEAKS

Over time, dirt and debris can wear out the wiper seal resulting in leaks around the top of the spray head. If the spray head consists of a single unit the entire head must be replaced. Some spray heads it is possible to screw off the top of the sprinkler head and replace.

SUNKEN HEADS

It is not uncommon for sprinkler heads to settle over time. Even when the soil is packed around them, the weight of lawn mowers and other heavy equipment on wet turf can cause the heads to settle. Grass clipping, soil, and other debris can build up around heads resulting in a head that doesn't clear the grass adequately and disrupts the spray pattern.

TILTED HEADS

Lawn mowers and wet soil can cause newly installed sprinkler heads to tilt resulting in uneven coverage. Otherwise reposition the head and pack the soil around it carefully.

The 800 Valve

800 VALVE / IRRIGATION

IMAGE Z

800 Valve

The 800 valve is located in your garage against the interior wall. This valve provides steady pressure to your irrigation system. The 800 valve should not be changed for any reason.

SEE IMAGE Z

The Breaker Box

ARC FAULT CIRCUIT BREAKERS

IMAGE AA

Breaker switches

ARC fault circuit breakers are located in your breaker box. These breakers are safety breakers allocated to certain areas in your home per city building codes. ARC fault breakers are designed to be more sensitive to power surges and power overloads. If an ARC fault breaker trips, simply reset it by pushing the test button and then push the breaker lever inward to match the existing breakers.

SEE IMAGE AA

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The Landscaping 101

LAWN AND LANDSCAPING

This is a guide for your new lawn and landscaping. A proper turf and shrub program is needed for your yard to thrive. Your lawn and shrub beds will take several weeks to root in and the soil to firm up. People, children and pets must be kept off the newly sodded lawn until it firms up. **Water should be applied to keep the sod and plants from drying out.**

When the sod has reached a **height of 4"**, set the irrigation controller so the new lawn is watered for **two or three days a week** depending on heat and rainfall. The first time you cut your new lawn set your mower on the highest cutting level. Then mow again the next week at a different angle at the normal height of **2.5—3 inches.** Bag and remove your clippings. If you have a fence the clippings will get caught underneath and prevent your lawn from having proper drainage. Continue mowing on a weekly basis, making sure your lawn is dry the day that you cut it. Mowing a soft yard will leave ruts, causing an unsightly yard and prevent your yard from properly draining. During the year, leaves and debris may fall on the new lawn. Make sure you remove all debris. Debris that is left on the lawn will kill grass, leaving patches and potential pest problems.

CARE AFTER SOD ROOTS IN

When your sod has rooted in, meaning it does not come up when you tug on it, fertilize your lawn with a slow release fertilizer. Such as an **18-24-12** with a **50% slow release product.** This is often called starter fertilizer and will promote overall health and root growth. After that we recommend fertilizing **4 times** per year. Problems with weeds are likely in a newly sodded lawn. If weeds become a problem, treat the lawn with a post-emergent herbicide. We also recommend that you apply a **per-emergent** in January to prevent weeds in the spring and summer. Then apply again in September to prevent weeds from growing during the winter months. Pests can become a problem in your sodded lawn. Pests can be mold, fungi, insects or weeds and all must be treated differently. **Regular mowing, fertilizing and proper watering techniques should prevent most problems.**

AERATION

We also recommend an aeration program to be done in spring and fall. This breaks up the compaction of the soil caused by the building process and temperatures over 75 degrees. By aerating the soil and then fertilizing with a turf builder, you will have a green and established lawn much faster than not aerating. Aeration allows water to drain better and allows oxygen to the root structure of the turf allowing it to be thicker and healthier. This will also save you money by not having to water as often. When the ground is compacted **two-thirds (2/3)** of the water you apply just ends up **in your neighbor's yard or in the street.** However when it is broken up the water goes in the ground and not just over the top of it. This will also help your lawn drain better and not retain moisture causing soggy soil and algae.

SHRUB BEDS

Shrub and flower beds add beauty to your home by helping to blend the vertical lines of the structure with the horizontal lines of the ground. Plantings should be designed to help create this blending effect without distracting from the natural beauty of the structure. Your shrub and flower beds need **fertilizing 2 times a year** and may also need a pest management program. Insects, diseases and fungi can invade your plants and will need proper care to maintaining their health and beauty.

TRACER WIRE

Tracer Wire

The yellow tracer wire needs to remain in place. This wire is used by the gas company to locate underground pipes.

WARRANTY guide
FOR YOUR NEW SIGNATURE HOME

The Cleaning Guide

	WHAT TO USE	WHAT NOT TO USE
HARDWOOD/LAMINATE FLOORING	Shaw R2X Wood Floor Cleaner	Ammonia cleaners, oil soaps, wet mop, vinegar and water
TILE FLOORING AND SHOWER	Mr. Clean *dilute in water before use www.mrclean.com	Steel wool (S.O.S patch), scouring powders (Ajax), or other abrasives that can scratch the finish, oil or ammonia based
TILE GROUT	Mr. Clean *dilute in water before use www.mrclean.com	Steel wool (S.O.S patch), scouring powders (Ajax), or other abrasives that can scratch the finish, oil or ammonia based cleaners
CARPET	Spot Shot	Nothing but specific cleaners for carpets. Do not use carpet powders.
GRANITE	Pledge Specialty Surfaces Furniture Spray	Bleach or ammonia based cleaners
STAINLESS STEEL APPLIANCES	Pledge Specialty Surfaces Furniture Spray	Bleach, Steel wool (S.O.S. Pad)
STAINLESS STEEL SINK	Bar Keepers Friend	Bleach, Steel wool (S.O.S. Pad)
COOK TOP	Cerama Bryte www.ceramabryte.com	Abrasive cleaners (Ajax or Comet), steep wool, bleach
GARBAGE DISPOSAL	Borax www.20muleteamlaundry.com	Bleach or drain cleaners
MIRRORS	Windex—Multi Surface www.windex.com	Detergents, ammonia based products, scrapers, abrasive cleaning solutions or materials
WINDOWS	Windex—Multi Surface www.windex.com	Detergents, ammonia based products, scrapers, abrasive cleaning solutions or materials
BATHTUB	Clorox Clean-Up www.clorox.com	Abrasive Cleaners (Ajax or Comet)
BATHROOM SINK	Bar Keepers Friend www.barkeepersfriend.com	Abrasive Cleaners (Ajax)
TOILET	Lysol Power Toilet Bowl Cleaner www.lysol.com	Abrasive Cleaners (Ajax)
CABINETS	Bona Cabinet Cleaner www.mybonahome.com	Ammonia based products, harsh chemicals, abrasive cleaning products, steel wool, sponges, dish cloths, bleach, silicone based products, wax polishing products
BUILT-IN-SHELVES	Pledge Specialty Surfaces Furniture Spray www.pledge.com	Anything with strong chemicals
CEILING FAN	Swiffer 360 degree Duster www.swiffer.com	Anything with strong chemicals
LIGHT FIXTURES	Pledge Multi Surface Everyday Cleaner www.pledge.com	Abrasive cleaners (Ajax)
BRICK	Borax and hot water www.20muleteamlaundry.com	Steel Wool
CONCRETE	eXIMO Waterless Concrete Cleaner www.mycaf.com	Steel Wool