




NEW HOME LIMITED WARRANTY
&
PERFORMANCE STANDARDS



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ONE

OVERVIEW





CONGRATULATIONS

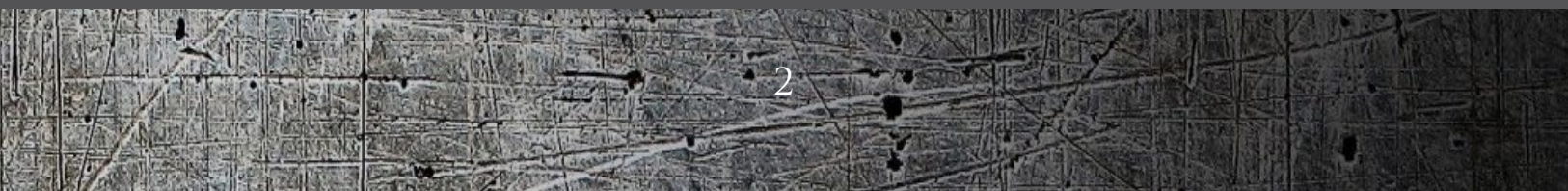
WHETHER YOU ARE ALREADY AN OWNER OF A FORREST RIDGE HOME OR RELOCATING FROM ANOTHER STATE, MOVING YOUR FAMILY AND BELONGINGS CAN BE A VERY TRAUMATIC EXPERIENCE.

WE HOPE THIS MANUAL HELPS AQUAINT YOU WITH YOUR NEW HOME AND NEW COMMUNITY.

THIS MANUAL WILL HELP YOU UNDERSTAND THE EVENTS THAT YOU MAY EXPERIENCE AS YOU TAKE POSSESSION OF YOUR NEW HOME. THIS WILL BE YOUR GUIDE TO THE RESPONSIBILITIES OF NEW HOME OWNERSHIP.

A HOME REPRESENTS THE LARGEST SINGLE INVESTMENT MOST PEOPLE MAKE IN THEIR LIFETIME. FROM THE MOMENT OF PURCHASE, IT WILL BE EXTREMELY IMPORTANT TO KEEP COMPLETE AND ACCURATE RECORDS OF ALL TRANSACTIONS INVOLVING YOUR HOME.

ONCE SETTLED, TAKE TIME TO THOROUGHLY READ THIS MANUAL.



WELCOME TO HOMEOWNERSHIP THE FORREST RIDGE HOMES WAY!

“THE DETAILS MAKE THE DIFFERENCE!”

FORREST RIDGE HOMES TAKES PRIDE IN BUILDING HOMES THAT ARE HIGH IN QUALITY AND WILL CONTINUE TO SERVE ITS CUSTOMERS NEEDS FOR A LIFETIME.

ALTHOUGH YOUR HOME MAY BE ONE OF THE BIGGEST INVESTMENTS YOU WILL EVER MAKE, COST IS ONLY ONE MEASURE OF ITS VALUE. ULTIMATELY, YOUR RETURN WILL BE BASED ON HOW WELL IT LIVES UP TO YOUR EXPECTATIONS.

MAINTAINING YOUR HOME

BEYOND FORREST RIDGE HOMES INDUSTRY-LEADING ONE YEAR WARRANTY COVERAGE, HOME OWNERS ALSO HAVE A VERY IMPORTANT RESPONSIBILITY TO MAINTAIN THEIR NEW HOMES IN PROPER WORKING ORDER. PROPER MAINTENANCE OF A NEW HOME WILL MINIMIZE THE MAJOR REPAIRS OVER TIME AND INCREASE YOUR ENJOYMENT OF YOUR HOME.

WITH THE HELP OF MANY SKILLED CRAFTSPEOPLE, FORREST RIDGE HOMES HAS PIECED TOGETHER A COMPLEX PUZZLE OF ELEMENTS THAT MAKE UP YOUR COMPLETED HOME. AS PART OF THIS PROCESS, WE HAVE PREPARED THE SITE; LAID THE FOUNDATION; FRAMED THE STRUCTURE OF THE HOUSE; INSTALLED THE PLUMBING, HEATING, AND ELECTRICAL SYSTEMS; COMPLETED THE INTERIOR AND EXTERIOR FINISH; AND LANDSCAPED THE SITE.

BUYING A NEW HOME IS THE LARGEST AND POSSIBLY BEST INVESTMENT MOST AMERICANS WILL EVER MAKE. IT IS HARD TO FIND A FINANCIAL ADVISER WHO DOES NOT RECOMMEND HOMEOWNERSHIP AS THE FIRST STEP IN PLANNING FOR A FAMILY'S FINANCIAL SECURITY. BUYING A NEWLY BUILT HOME ALSO GIVES YOU THE LATEST IN MATERIALS, APPLIANCES, EQUIPMENT, DESIGN, AND AMENITIES AVAILABLE IN HOMEBUILDING TODAY AND HELPS TO ASSURE THE BEST POSSIBLE RESALE PRICE WHEN IT IS TIME FOR YOU TO MAKE THAT MOVE.

WHAT IS COVERED IN YOUR 1 YEAR WARRANTY:

YOUR WARRANTY FOR YOUR NEWLY BUILT HOME IS A LIMITED COVERAGE ON WORKMANSHIP AND MATERIALS RELATING TO VARIOUS COMPONENTS OF THE HOME, SUCH AS WINDOWS, HEATING, VENTILATION, AIR CONDITIONING (HVAC), PLUMBING, AND ELECTRICAL SYSTEMS FOR THE FIRST YEAR.

COVERAGE IS PROVIDED FOR WORKMANSHIP AND MATERIALS ON MOST COMPONENTS DURING THE FIRST YEAR. FOR EXAMPLE, OUR WARRANTY COVERS SIDING AND STUCCO, DOORS, TRIM, DRYWALL AND PAINT DURING THE FIRST YEAR. FORREST RIDGE HOMES MAY PROVIDE COVERAGE (2-10 WARRANTY) FOR UP TO 10 YEARS FOR “MAJOR STRUCTURAL DEFECTS,”

OUR WARRANTY HOWEVER, DOES NOT COVER EXPENSES AN OWNER MAY INCUR AS A CONSEQUENCE OF A MAJOR CONSTRUCTION DEFECT OR WARRANTY REPAIR, LIKE THE COST OF HAVING TO MOVE OUT OF ONE'S HOME WHILE REPAIRS ARE BEING MADE. NOR DO WE COVER THE FOLLOWING:

- HOUSEHOLD APPLIANCES
- SMALL CRACKS IN BRICK, TILE OR CEMENT
- COMPONENTS COVERED UNDER A MANUFACTURER'S WARRANTY
- CLEANING GUTTERS & WINDOWS
- DEAD TREES & SHRUBS
- CHIPS IN GRANITE, TILE AND WOOD FLOORS
- REMOVING BEES, BIRDS AND WILDLIFE IN ATTIC SPACES, VENTS AND CRAWL SPACES

HOMEOWNER MAINTENANCE REMINDERS:

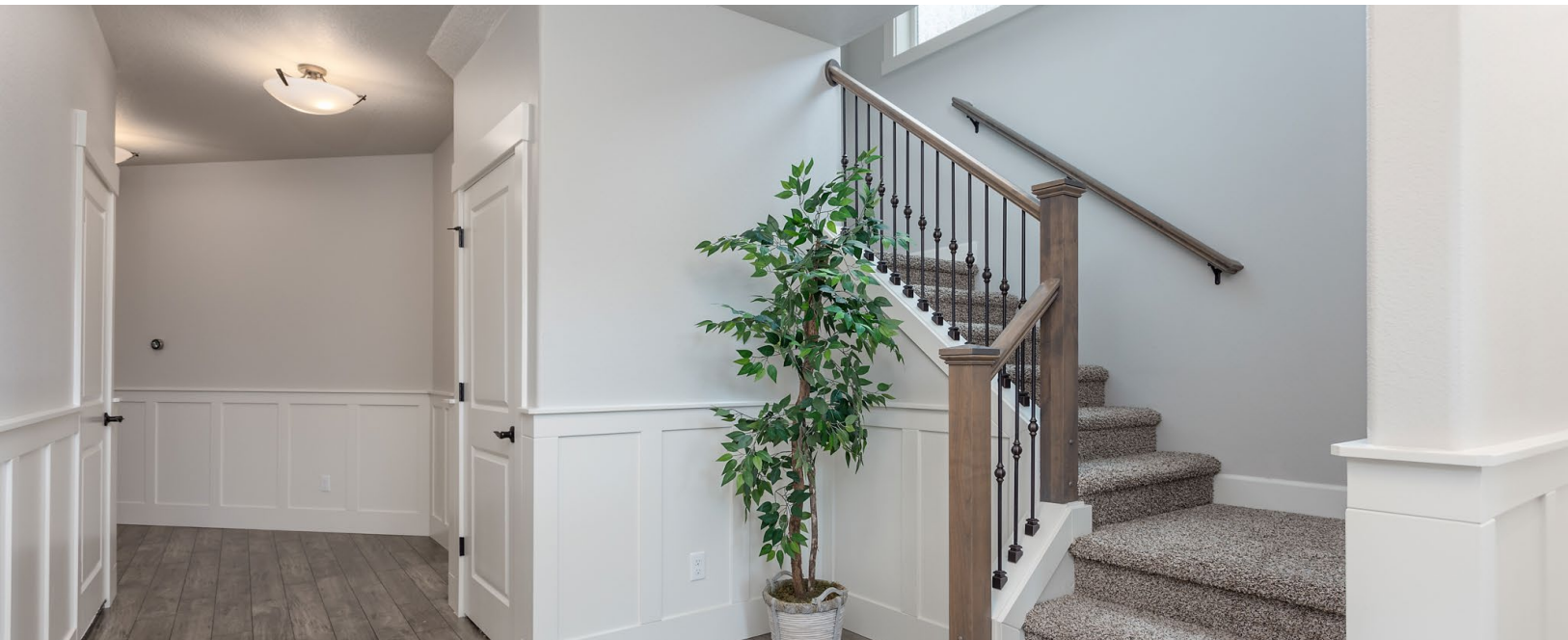
1. CLEAN AND/OR REPLACE YOUR AIR FILTERS MONTHLY. TURN THERMOSTAT FAN TO THE "OFF" POSITION BEFORE CHANGING THE FILTER.
2. CLEAN KITCHEN RANGE EXHAUST HOOD FILTERS AT LEAST EVERY FOUR MONTHS. TURN CLIPS, REMOVER FILTER, SOAK IN WARM SUDSY WATER, RINSE, DRY AND THEN REPLACE.
3. STAINLESS STEEL SINKS CAN BE CLEANED AND POLISHED BY USING A SOLUTION OF AMMONIA AND WATER. DRY WITH A CLEAN, SOFT CLOTH AND APPLY A LIGHT COAT OF MINERAL OIL.
4. WAX CULTURED MARBLE TWO TIMES PER YEAR.
5. HARD CALCIUM RINGS IN THE TOILET CAN BE REMOVED BY RUBBING THE RING WITH A PUMICE STONE.
6. TEST GFCI BREAKER (NORMALLY LOCATED IN THE KITCHEN AND THE GARAGE) EVERY MONTH. THE "R" BUTTON SHOULD BE IN AND THE "T" BUTTON IS THE TEST BUTTON.
7. TEST SMOKE DETECTORS MONTHLY. PUSH THE TEST BUTTON AND YOU SHOULD HEAR A BEEP.
8. DO NOT APPLY REFLECTIVE FILM TO DUAL GLASS WINDOWS, IT CAN CAUSE HEAT BUILDUP AND THE GLASS CAN CRACK. WE RECOMMEND SHADE SCREENS.

9. CHANGE LIGHT BULBS.

10. GUTTERS SHOULD BE CLEANED AT LEAST TWICE PER YEAR. IDEALLY, THEY SHOULD HAVE ANY DEBRIS REMOVED AFTER THE LEAVES HAVE FALLEN FROM THE TREES NEAR YOUR HOME.

WHEN TO CLEAN GUTTERS MORE FREQUENTLY

HOWEVER, THERE ARE INSTANCES WHEN YOU SHOULD REMOVE THE DEBRIS FROM YOUR GUTTERS MORE THAN JUST TWO TIMES EACH YEAR. A GOOD EXAMPLE MAY BE AFTER A SEVERE STORM WHICH BLEW SUBSTANTIAL LEAVES, TWIGS, AND OTHER OBJECTS ONTO YOUR ROOF. ALSO, IF YOU HAVE SEVERAL TREES WITH BRANCHES THAT HANG OVER (AND DROP LEAVES ONTO) YOUR ROOF, YOUR HOME MAY REQUIRE MORE FREQUENT GUTTER CLEANINGS. FINALLY, IF YOUR HOME IS PLACED IN A DOWNHILL POSITION FROM ONE OR MORE HOMES OR BUILDINGS WHERE DEBRIS FROM THOSE HOMES EASILY GETS BLOWN ONTO YOUR ROOF, THEN DEBRIS MAY ACCUMULATE IN YOUR GUTTERS AT A MORE RAPID RATE, WHICH IN TURN MAY NECESSITATE ADDITIONAL GUTTER CLEANINGS.



GENERAL SAFETY RECOMMENDATIONS:

KITCHEN

THE KITCHEN USUALLY RANKS HIGHLY FOR MOST PEOPLE AS A SAFETY CONSCIOUS AREA. MOST BURNS AND MANY FIRES ORIGINATE HERE. IT IS A STOREHOUSE OF SHARP IMPLEMENTS AND HEAVY COOKWARE. BOTH FOOD AND POISON CAN BE FOUND IN IT.

- USE THE BACK BURNERS OF THE STOVE AND KEEP THE POT HANDLES TURNED AWAY FROM THE FRONT OF YOUR RANGE.
- MAKE SURE TOWELS, CURTAINS AND OTHER FLAMMABLE ITEMS ARE LOCATED AWAY FROM THE STOVE.
- ELECTRICAL CORDS SHOULD BE PLACED AWAY FROM THE SINK AND STOVE AREAS.
- STORE HOUSEHOLD CLEANING PRODUCTS, KNIVES, MATCHES, AND PLASTIC BAGS AWAY FROM CHILDREN.
- ELECTRICAL OUTLETS SHOULD BEAR ONLY A REASONABLE LOAD.
- A NON-SLIP FLOOR MAT SHOULD BE USED IN FRONT OF THE SINK.

LIVING AREAS

- FASTEN DRAPES AWAY FROM FIREPLACES AND HEATERS.
- CLEAN CHIMNEYS ANNUALLY.
- ENSURE THAT SCREENS OR GUARDS ARE IN FRONT OF FIREPLACES, WOOD STOVES, AND OPEN HEATERS.
- TACK DOWN SMALL RUGS AND RUNNERS TO PREVENT SLIPPING.
- SECURE LAMP, EXTENSION AND TELEPHONE CORDS OUT OF THE FLOW OF TRAFFIC.
- CHECK CORDS FOR EXPOSED WIRING AND FRAYING.
- EXITS AND PASSAGEWAYS SHOULD BE KEPT CLEAR AT ALL TIMES.
- STAIRWAYS SHOULD BE WELL LIT.
- DO NOT STORE ANYTHING ON STAIRWAYS, EVEN TEMPORARILY.
- SECURE WOBBLY RAILINGS ON STAIRS.
- USE SAFETY GATES TO BLOCK THE TOP AND BOTTOM STAIRWAYS, BUT DO NOT USE ACCORDION STYLE GATES WITH LARGE DIAMOND SHAPED OPENINGS BECAUSE YOUNG CHILDREN CAN TRAP THEIR HEADS IN THIS TYPE OF GATE.
- USE SAFETY PLUGS TO COVER ELECTRICAL OUTLETS.
- KEEP FURNITURE CHILDREN CAN CLIMB, TOYS, AND THROW RUGS AWAY FROM GLASS DOORS AND WINDOWS.
- CHECK FURNITURE FOR SHARP EDGES, ESPECIALLY COFFEE TABLES AND OTHER SHORT ITEMS.

GARAGE / WORKSHOP

- POWER TOOLS AND HAND TOOLS SHOULD BE IN GOOD WORKING ORDER WITH MANUALS NEARBY.
- POWER SAWS SHOULD BE USED WITH THEIR BLADE GUARDS IN PLACE.
- EYE PROTECTION (SAFETY GOGGLES) SHOULD BE WORN AT ALL TIMES WHEN WORKING WITH TOOLS (ESPECIALLY POWER TOOLS).
- CHECK AND MAINTAIN ELECTRICAL CORDS REGULARLY.
- ELECTRICAL TOOLS AND APPLIANCES SHOULD BE USED AWAY FROM WATER AND WATER SOURCES.
- ALL CHEMICALS CLEANER, PAINTS, AND SIMILAR FLUIDS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS AND LOCKED AWAY FROM THE SIGHT AND REACH OF CHILDREN.
- GASOLINE AND OTHER FLAMMABLE MATERIALS SHOULD BE STORED IN AIRTIGHT CONTAINERS AWAY FROM HEAT SOURCES.
- USE THE APPROPRIATE LADDER FOR THE JOB AND SAFE CLIMBING PROCEDURES.

HALLS

- KEEP HALLS BRIGHT, EVENLY ILLUMINATED AND HAVE A LIGHT SWITCH AT EACH END, WHEN POSSIBLE.

BATHROOM

THE BATHROOM IS A NOTORIOUS SOURCE OF WET, SLIPPERY SURFACES AND ELECTRICAL APPLIANCES. HERE ARE A FEW SIMPLE PRECAUTIONS:

- BATHROOM FLOOR MATS SHOULD HAVE A NON – SLIP BACKING.
- TUBS AND SHOWER STALLS SHOULD HAVE A NON – SLIP SURFACE.
- TUBS AND SHOWERS SHOULD HAVE SUPPORT BARS ON WALL, WHERE POSSIBLE.
- HAIR DRYERS, CURLING IRONS, ELECTRIC SHAVERS, AND OTHER ELECTRICAL APPLIANCES SHOULD BE USED AWAY FROM THE TUB AREA (PULL THE PLUG WHEN APPLIANCE IS NOT IN USE).
- KEEP MEDICINES AND CLEANING PRODUCTS IN CONTAINERS WITH SAFETY CAPS AND OUT OF CHILDREN'S REACH.
- FLUSH ALL OUT – OF – DATE PRESCRIPTIONS AND MEDICATIONS DOWN THE TOILET.
- STORE MEDICINES IN ORIGINAL CONTAINERS WITH ORIGINAL LABELS.
- USE SAFETY LATCHES FOR DRAWERS AND CABINETS.
- NEVER LEAVE A CHILD ALONE IN THE BATHTUB OR NEAR ANY WATER.
- CHECK BATH WATER TEMPERATURE WITH WRIST OR ELBOW BEFORE GIVING A CHILD A BATH.

GENERAL SAFETY RECOMMENDATIONS:

BEDROOMS AND PLAYROOMS

- LAMPS AND LIGHT SWITCHES SHOULD BE LOCATED CLOSE TO EACH BED.
- ASH TRAYS, SMOKING MATERIALS, HEATERS, AND OTHER FIRE SOURCES SHOULD NOT BE LOCATED NEAR BEDS OR BEDDING.
- TURN OFF HEATING PADS BEFORE GOING TO SLEEP.
- PUT INFANTS TO SLEEP ON THEIR BACKS IN A CRIB WITH A FIRM, FLAT MATTRESS.
- PLACE CRIBS AWAY FROM WINDOWS, WINDOW BLINDS, OR CURTAIN RODS.
- MAKE SURE CRIBS ARE STURDY WITH NO LOOSE OR MISSING HARDWARE.
- EACH BEDROOM SHOULD HAVE A LIGHT TO SHOW THE WAY TO THE BATHROOM OR AN EXIT.
- ELECTRICAL CORDS SHOULD BE IN GOOD CONDITION AND ROUTED WHERE FEET WILL NOT FIND THEM.
- ELECTRICAL OUTLETS SHOULD ONLY BEAR REASONABLE LOADS.
- LET ELECTRIC BLANKETS HANG LOOSE OVER BEDS, DO NOT TUCK IN SIDES OR ENDS, OR COVER WITH A BEDSPREAD.

HOME SECURITY

HOME SECURITY IS MORE THAN JUST HAVING A SECURITY SYSTEM.

- HAVE LOCKS IN GOOD WORKING ORDER ON ALL OF YOUR WINDOWS AND DOORS.
 - LOCK ALL WINDOWS IMMEDIATELY AFTER CLOSING THEM.
 - WATCH FOR AND REPORT ANY SUSPICIOUS BEHAVIOR BY STRANGERS IN THE NEIGHBORHOOD. (CALL 911)
- WOMEN EITHER LIVING ALONE OR THE HEAD OF THE HOUSEHOLD, SHOULD ALWAYS TAKE EXTRA PRECAUTIONS AND SEEK OUT MORE DETAILED INFORMATION ON SAFE GUARDING THEIR HOME.



HOMEOWNER

YOUR NEW HOME IS A VALUABLE INVESTMENT, AND MERITS YOUR CARE AND CONSIDERATION. IN RETURN, YOU WILL RECEIVE SATISFACTION, LASTING COMFORT, AND A GREATER RETURN SHOULD YOU DECIDE TO SELL. WE ENCOURAGE YOU TO BE A CONSCIENTIOUS, KNOWLEDGEABLE HOMEOWNER. UNDERSTANDING YOUR NEW HOME NOW, DURING THIS MOVE-IN PERIOD, WILL MAKE SUBSEQUENT ROUTINE MAINTENANCE SIMPLE AND EASY.

EMERGENCY TELEPHONE NUMBERS: TO AVOID NEEDLESS DELAYS WHEN AN EMERGENCY ARISES, KEEP IMPORTANT NUMBERS AFFIXED TO YOUR TELEPHONE DIRECTORY. TIME IS OF THE ESSENCE IN EMERGENCIES! BE SURE ALL FAMILY MEMBERS—including all children—KNOW YOUR DOCTOR'S NAME, AND HOW TO MAKE A 911 CALL.

FIRE EXTINGUISHERS: EVERY HOME SHOULD HAVE AT LEAST ONE! AND BE SURE EVERY MEMBER OF YOUR FAMILY KNOWS WHERE IT IS LOCATED AND HOW TO USE IT. HAVE ALL FIRE EXTINGUISHERS CHECKED ANNUALLY TO MAKE SURE THEY ARE FULLY CHARGED AND FUNCTIONING PROPERLY. IT IS ALSO A GOOD IDEA TO HAVE AN EVACUATION PLAN IN CASE A FIRE BECOMES OUT OF CONTROL.

UTILITY SHUT-OFFS: EVERY FAMILY MEMBER (EXCEPT VERY SMALL CHILDREN) SHOULD KNOW HOW TO TURN OFF THE ELECTRICITY, THE GAS, AND THE WATER IN CASE OF AN EMERGENCY.

FIRST AID KIT: EVERY HOME SHOULD HAVE A FULLY STOCKED FIRST AID KIT. ALSO USEFUL IS A BOOKLET ON FIRST AID AND HOME SAFETY. EVERY FAMILY MEMBER SHOULD KNOW WHERE THESE ARE KEPT.

HOME TOOL KIT: A FEW BASIC TOOLS AND SUPPLIES WILL HELP YOU KEEP YOUR HOME IN TIP-TOP SHAPE. WE SUGGEST YOU KEEP THE FOLLOWING IN YOUR HOME TOOL KIT: HAMMER, SAW, JOINTED RULE, UTILITY WRENCH, ASSORTED FAUCET WASHERS, PAIR OF STANDARD HAND PLIERS, ASSORTED SIZE SCREWDRIVERS, ASSORTED NAILS AND SCREWS, STURDY PENKNIFE, ROLL OF FRICTION TAPE, TUBE OF WHITE CAULKING COMPOUND. ALSO, YOU WILL FIND LOTS OF USES FOR A STEPLADDER.

YOU ARE CERTAIN TO ENCOUNTER HOME MAINTENANCE SITUATIONS THAT AREN'T COVERED ON THE NEXT FEW PAGES. FEEL FREE TO CALL OUR WARRANTY CENTER AT ANY TIME WITH YOUR QUESTIONS. WE ARE AS INTERESTED IN THE PROPER PREVENTIVE MAINTENANCE OF YOUR NEW HOME AS YOU, AND WILL WELCOME YOUR CALL.

WE WELCOME YOU, AND PROMISE TO DIRECT OUR EFFORTS TOWARD GIVING YOU LASTING SATISFACTION WITH YOUR NEW HOME FROM FORREST RIDGE HOMES.

FORREST RIDGE HOMES AND ITS EQUIPMENT SUPPLIERS
WARRANT YOUR NEW HOME AND ITS EQUIPMENT AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP
FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF CLOSING OR OCCUPANCY,
WHICHEVER CAME FIRST. REMEMBER YOUR WARRANTY IS TRANSFERABLE SHOULD YOU SELL YOUR HOME
DURING THE COVERAGE PERIOD.

YOUR NEW HOME WAS BUILT TO LAST. ITS' CONSTRUCTION COMPLIED WITH, OR EXCEEDED, RIGID STANDARDS SET BY VARIOUS BUILDING CODES AND REGULATIONS. MORE THAN 3,000 COMPONENT PARTS WENT INTO THE BUILDING OF YOUR NEW HOME, AND THOUSANDS OF PEOPLE HAD A HAND IN PRODUCING OR ASSEMBLING THEM. LIKE A NEW AUTOMOBILE, YOUR NEW HOME NEEDS TO GO THROUGH A "BREAKING IN" PERIOD BECAUSE OF THE CHARACTERISTICS OF THE MATERIALS USED IN ITS CONSTRUCTION AND NORMAL CLIMATIC CONDITIONS.

WHILE WE STRIVE TO BUILD A DEFECT-FREE HOME, WE ARE REALISTIC ENOUGH TO KNOW THAT, WITH REPEATED USE, AN ITEM IN THE HOME MAY FAIL TO PERFORM AS IT SHOULD. WHEN THIS OCCURS, WE WILL MAKE NECESSARY CORRECTIONS SO THE ITEM MEETS OUR WARRANTY GUIDELINES. IN SUPPORT OF THIS COMMITMENT, FORREST RIDGE HOMES., PROVIDES YOU WITH A LIMITED WARRANTY.





TWO

THE LIMITED
WARRANTY

THE LIMITED WARRANTY:

THE HOMEOWNER SHOULD READ THE WARRANTY IN ITS ENTIRETY, INCLUDING ANY ADDENDA ATTACHED AT THE END OF THIS WARRANTY BOOKLET, IN ORDER TO UNDERSTAND THE PROTECTION IT PROVIDES, EXCLUSIONS THAT APPLY, AND THE PERFORMANCE STANDARDS WHICH DETERMINE COVERAGE IN EACH CASE.

THE LIMITED WARRANTY

THE BUILDER'S LIMITED WARRANTY RELATES ONLY TO "COVERED DEFECTS," WHICH ARE DEFINED AS DEFECTS IN MATERIAL AND WORKMANSHIP THAT ARE EITHER PART OF THE STRUCTURE OR ARE ELEMENTS OF THE HOME AS SUPPLIED BY THE BUILDER AT THE DATE OF CLOSING. THE EXISTENCE OF A COVERED DEFECT DOES NOT CONSTITUTE A BREACH OF THIS LIMITED WARRANTY; HOWEVER, THE BUILDER IS OBLIGATED TO REPAIR OR REPLACE THE ITEM TO CONFORM TO THE PERFORMANCE STANDARDS. THIS IS NOT AN INSURANCE POLICY, NOR A MAINTENANCE AGREEMENT, BUT A DEFINITION OF WHAT THE HOMEOWNER HAS A RIGHT TO EXPECT IN TERMS OF WARRANTIES. THIS LIMITED WARRANTY IS PROVIDED TO THE ORIGINAL PURCHASER OF THE HOME AND TO ALL SUBSEQUENT OWNERS WHO TAKE TITLE WITHIN THE WARRANTY PERIOD IDENTIFIED IN THE PERFORMANCE STANDARDS, AND USE THE HOME FOR THEIR RESIDENCE ONLY.

ONE YEAR AND TWO YEAR SYSTEMS DEFECT WARRANTY

FORREST RIDGE HOMES IS PROVIDING A ONE YEAR WORKMANSHIP AND TWO YEAR SYSTEMS DEFECT WARRANTY FOR YOUR HOME. THIS MEANS THAT YOUR HOME WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR AS DEFINED IN THE CONSTRUCTION PERFORMANCE STANDARDS SECTION 3 AND FOR TWO YEARS YOUR HOME WILL BE FREE FROM DEFECTS IN THE ELECTRICAL, PLUMBING AND MECHANICAL DISTRIBUTION SYSTEM AS STATED IN PERFORMANCE STANDARDS SECTION 3. THE WORKMANSHIP WARRANTY SHALL EXPIRE ONE YEAR FROM THE EFFECTIVE DATE OF WARRANTY AND THE SYSTEMS WARRANTY WILL EXPIRE TWO YEARS FROM THE EFFECTIVE DATE OF WARRANTY.

IMPORTANT NOTE:

YEAR-ONE COVERAGE

THE BUILDER WARRANTS THE CONSTRUCTION OF THE HOME WILL CONFORM TO THE TOLERANCES FOR MATERIALS AND WORKMANSHIP, AS DEFINED IN THE PERFORMANCE STANDARDS, FOR A PERIOD OF ONE YEAR AFTER THE CLOSING DATE. IT IS YOUR RESPONSIBILITY TO CONTACT FORREST RIDGE HOMES FOR ANY OF YOUR WARRANTY NEEDS. FORREST RIDGE HOMES WILL HONOR A 30 DAY GRACE PERIOD FROM THE DATE OF THE OCCUPANCY PERMIT OR THE DATE OF CLOSING ON THE HUD STATEMENT. WHICHEVER ONE IS APPLICABLE.

YEAR TWO - TEN COVERAGE

THE HOME WILL CONFORM TO THE TOLERANCES SET FORTH IN THE FOLLOWING PERFORMANCE STANDARDS FOR STRUCTURAL ELEMENTS FOR A PERIOD OF TEN YEARS AFTER THE CLOSING DATE, SUBJECT TO THE LIMITATIONS SET FORTH BELOW. STRUCTURAL ELEMENTS ARE FOOTINGS, BEARING WALLS, BEAMS, GIRDERS, TRUSSES, RAFTERS, BEARING COLUMNS, LINTELS, POSTS, STRUCTURAL FASTENERS, SUBFLOORS, AND ROOF SHEATHING. FLOATING SLABS AND PARTITION WALLS THAT DO NOT CARRY ANY LOAD OTHER THAN THEIR OWN WEIGHT ARE NOT STRUCTURAL ELEMENTS. A STRUCTURAL ELEMENT WILL NOT BE DEEMED DEFECTIVE, AND NO ACTION WILL BE REQUIRED OF THE BUILDER, UNLESS THERE IS ACTUAL PHYSICAL DAMAGE THAT DIMINISHES THE ABILITY OF THE STRUCTURAL ELEMENT TO PERFORM ITS LOAD-BEARING FUNCTION SUCH THAT THE HOME IS UNSAFE.





LIMITATION OF LIABILITY:

IT IS UNDERSTOOD AND AGREED THAT THE BUILDER'S LIABILITY, WHETHER IN CONTRACT, TORT, STATUTE, NEGLIGENCE, OR OTHERWISE, IS LIMITED TO THE REMEDY PROVIDED IN THIS LIMITED WARRANTY. THE BUILDER'S OBLIGATIONS UNDER THIS LIMITED WARRANTY, AND UNDER THE PURCHASE AGREEMENT, ARE LIMITED TO REPAIR AND REPLACEMENT. UNDER NO CIRCUMSTANCES SHALL THE BUILDER BE LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION ANY DAMAGES BASED ON A CLAIMED DECREASE IN THE VALUE OF THE HOME, EVEN IF THE BUILDER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITED WARRANTY IS THE ONLY WARRANTY APPLICABLE TO THIS PURCHASE. TO THE EXTENT PERMITTED BY LAW, ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, OR HABITABILITY, ARE DISCLAIMED AND EXCLUDED.

IN THE EVENT OF ANY INCONSISTENCY BETWEEN THIS LIMITED WARRANTY AND THE PERFORMANCE STANDARDS, THE TERMS OF THIS LIMITED WARRANTY SHALL CONTROL.

IF A DEFECT OCCURS IN AN ITEM COVERED BY THIS LIMITED WARRANTY, THE BUILDER WILL REPAIR OR REPLACE IT TO CONFORM TO THE PERFORMANCE STANDARDS. IN THE CASE OF DEFECTS IN STRUCTURAL ELEMENTS, THE BUILDER WILL REPAIR OR REPLACE THE STRUCTURAL ELEMENT TO RESTORE THE LOAD-BEARING FUNCTION, AS DESIGNED, AND MAKE SUCH OTHER REPAIRS AS ARE NECESSARY TO RETURN THE HOME TO A SAFE STATUS. THE REPAIR OF A DEFECT WILL INCLUDE THE CORRECTION, REPLACEMENT, OR REFINISHING OF ONLY THOSE SURFACES, FINISHES, AND COVERINGS THAT WERE DAMAGED BY THE DEFECT AND THAT WERE A PART OF THE HOME WHEN THE TITLE WAS FIRST TRANSFERRED BY THE BUILDER. THE BUILDER WILL REPAIR OR REPLACE SURFACES, FINISHES, AND COVERINGS THAT REQUIRE REMOVAL IN ORDER FOR THE BUILDER TO REPAIR OR REPLACE A DEFECT. THE EXTENT OF THE REPAIR OR REPLACEMENT OF THESE SURFACES, FINISHES, AND

COVERINGS WILL BE TO APPROXIMATELY THE SAME CONDITION THEY WERE IN PRIOR TO THE DEFECT, BUT NOT NECESSARILY TO A "LIKE NEW" CONDITION. THE BUILDER CANNOT GUARANTEE, NOR DOES IT WARRANT, EXACT COLOR MATCHES WITH THE ORIGINAL SURROUNDING AREA DUE TO FACTORS SUCH AS FADING, AGING, OR UNAVAILABILITY OF THE ORIGINAL MATERIALS.

YOU MAY REQUEST YOUR APPLIANCE WARRANTY BOOKLETS FROM YOUR CURRENT APPLIANCE SUBCONTRACTOR. THE BUILDER PROVIDES NO WARRANTY ON THOSE ITEMS EXCEPT WHERE THE MALFUNCTION IS DUE TO DAMAGE DURING INSTALLATION OR IMPROPER INSTALLATION. TO REQUEST A WARRANTY SERVICE, THE HOMEOWNER MUST MAKE A REQUEST DIRECTLY TO THE MANUFACTURER.

IN THE UNLIKELY EVENT THAT THE MANUFACTURER IS NOT RESPONSIVE TO THE REQUEST, THE BUILDER WILL ASSIST THE HOMEOWNER IN ATTEMPTING TO OBTAIN THE NECESSARY REPAIRS OR REPLACEMENTS FROM THE MANUFACTURER.

THE BENEFITS INCLUDED IN THIS LIMITED WARRANTY ARE ONLY AVAILABLE WHEN SERVICE IS REQUESTED ACCORDING TO THE PROCEDURES ESTABLISHED BY THE BUILDER AND INCLUDED IN YOUR WARRANTY MATERIAL. IN ADDITION, THE HOMEOWNER'S FAILURE TO REASONABLY PROVIDE ACCESS TO THE HOME DURING NORMAL WORKING HOURS FOR MAKING REPAIRS WILL RELIEVE THE BUILDER FROM ITS OBLIGATIONS UNDER THIS WARRANTY. THE BUILDER'S AGGREGATE TOTAL LIABILITY SHALL NOT EXCEED THE ORIGINAL CONTRACT PRICE OF THE HOME. THE BUILDER RESERVES THE RIGHT TO USE ITS JUDGMENT IN DETERMINING THE MOST APPROPRIATE METHOD OF REPAIRING WARRANTY DEFECTS. THE BUILDER'S OFFER TO RESOLVE AN ISSUE FOR WHICH IT BEARS NO RESPONSIBILITY UNDER THIS LIMITED WARRANTY DOES NOT CREATE THE RESPONSIBILITY TO PROVIDE THE RESOLUTION IN ANOTHER SITUATION FOR WHICH IT BEARS NO RESPONSIBILITY. ACTIONS TAKEN TO CURE DEFECTS WILL NOT EXTEND THE PERIOD OF COVERAGE SPECIFIED IN THIS LIMITED WARRANTY OR ANY APPLICABLE STATUTES OF LIMITATION OR REPOSE.

WARRANTY EXCLUSIONS:

THIS LIMITED WARRANTY EXCLUDES ANY LOSS OR DAMAGE WHICH IS NOT A COVERED DEFECT, INCLUDING:

4.1 LOSS OF, OR DAMAGE TO, ANY REAL PROPERTY WHICH IS NOT PART OF THE HOME COVERED BY THIS LIMITED WARRANTY AND WHICH IS NOT INCLUDED IN THE ORIGINAL PURCHASE PRICE OF THE HOME AS STATED IN THE CLOSING DOCUMENTS.

4.2 ANY DAMAGE TO THE EXTENT IT IS CAUSED OR MADE WORSE BY:

(A) NEGLIGENCE, IMPROPER MAINTENANCE, OR INTENTIONAL OR IMPROPER OPERATION BY ANYONE OTHER THAN THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS, INCLUDING, BUT NOT LIMITED TO, DAMAGE RESULTING FROM ROT, CORROSION, OR RUST.

(B) FAILURE BY THE HOMEOWNER OR ANYONE OTHER THAN THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS TO COMPLY WITH THE WARRANTY REQUIREMENTS OF MANUFACTURERS OF APPLIANCES, FIXTURES, AND EQUIPMENT.

(C) FAILURE BY THE HOMEOWNER TO GIVE TIMELY NOTICE TO THE BUILDER OF ANY DEFECTS.

(D) CHANGES IN THE GRADING OF THE GROUND BY ANYONE OTHER THAN THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS.

(E) CHANGES, ALTERATIONS, OR ADDITIONS MADE TO THE HOME BY ANYONE OTHER THAN THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS AFTER THE LIMITED WARRANTY COMMENCEMENT DATE.

(F) DAMPNESS OR CONDENSATION DUE TO THE HOMEOWNER'S FAILURE TO MAINTAIN ADEQUATE VENTILATION.

4.3 LOSS OR DAMAGE THAT THE HOMEOWNER HAS NOT TAKEN TIMELY ACTION TO MINIMIZE.

4.4 ANY DEFECT CAUSED BY, OR RESULTING FROM, MATERIALS OR WORK SUPPLIED BY SOMEONE OTHER THAN THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS.

4.5 NORMAL WEAR AND TEAR OR NORMAL DETERIORATION.

4.6 LOSS OR DAMAGE NOT OTHERWISE EXCLUDED UNDER THIS LIMITED WARRANTY, WHICH DOES NOT CONSTITUTE A DEFECT IN THE CONSTRUCTION OF THE HOME BY THE BUILDER OR ITS AGENTS OR SUBCONTRACTORS.

4.7 LOSS OR DAMAGE CAUSED BY, OR RESULTING EITHER DIRECTLY OR INDIRECTLY FROM, ACCIDENTS, RIOTS AND CIVIL COMMOTION, THEFT, VANDALISM, FIRE, EXPLOSION, POWER SURGES OR FAILURES, SMOKE, WATER ESCAPE, FALLING OBJECTS, AIRCRAFT, VEHICLES, ACTS OF GOD, LIGHTNING, WINDSTORM, HAIL, TORNADO, HURRICANE, MUDSLIDE, EARTHQUAKE, AND VOLCANIC ERUPTION.

4.8 LOSS OR DAMAGE CAUSED DIRECTLY OR INDIRECTLY BY FLOOD, WIND-DRIVEN WATER, SURFACE WATER, WAVES, TIDAL WAVES, OVERFLOW OF A BODY OF WATER, OR SPRAY FROM ANY OF THESE (WHETHER OR NOT DRIVEN BY WIND); WATER WHICH BACKS UP FROM SEWERS OR DRAINS; CHANGES IN THE WATER TABLE WHICH WERE NOT REASONABLY FORESEEABLE AT THE TIME OF CONSTRUCTION, OR WATER BELOW THE SURFACE OF THE GROUND (INCLUDING WATER WHICH EXERTS PRESSURE ON, OR SEEPS OR LEAKS THROUGH, A BUILDING, SIDEWALK, DRIVEWAY, FOUNDATION, SWIMMING POOL, OR OTHER STRUCTURE); WETLANDS, SPRINGS, OR AQUIFERS.

4.9 LOSS OR DAMAGE CAUSED BY SOIL MOVEMENT, INCLUDING SUBSIDENCE, EXPANSION, OR LATERAL MOVEMENT OF THE SOIL (EXCLUDING FLOOD AND EARTHQUAKE), WHICH IS COVERED BY ANY OTHER INSURANCE OR FOR WHICH COMPENSATION IS GRANTED BY STATE OR FEDERAL LEGISLATION.

4.10 LOSS OR DAMAGE TO THE HOME, PERSONS, OR PROPERTY DIRECTLY OR INDIRECTLY CAUSED BY TERMITES, OTHER INSECTS, BIRDS, VERMIN, RODENTS, OR OTHER WILD OR DOMESTIC ANIMALS.

4.11 LOSS OR DAMAGE RESULTING FROM THE USE OF THE HOME FOR NONRESIDENTIAL PURPOSES.

4.12 LOSS OR DAMAGE CAUSED BY FAILURE TO MAINTAIN PROPER TEMPERATURES (HEATING AND COOLING) WITHIN THE HOME.

4.13 LOSS OR DAMAGE TO UTILITY SERVICES THAT WERE NOT INSTALLED BY THE BUILDER.

4.14 ANY CONDITION WHICH DOES NOT RESULT IN ACTUAL DAMAGE TO THE HOME, INCLUDING, BUT NOT LIMITED TO, UNINHABITABILITY OR HEALTH RISK DUE TO THE PRESENCE OR CONSEQUENCE OF ELECTROMAGNETIC FIELDS (EMFs), RADON GAS, MOLD, FORMALDEHYDE, OR OTHER POLLUTANTS AND CONTAMINANTS; OR THE PRESENCE OF HAZARDOUS OR TOXIC MATERIALS.

4.15 BODILY INJURY OR DAMAGE TO PERSONAL PROPERTY.

4.16 LOSS OR DAMAGE CAUSED BY, OR RESULTING FROM, ABNORMAL LOADING OF STRUCTURAL ELEMENTS BY THE HOMEOWNER, WHICH EXCEEDS DESIGN LOADS AS MANDATED BY CODES.

4.17 CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, COSTS OF SHELTER, FOOD, AND TRANSPORTATION; MOVING AND STORAGE; ANY OTHER EXPENSES RELATED TO INCONVENIENCE OR RELOCATION DURING REPAIRS TO THE HOME; AND ANY DIMINUTION OF THE MARKET VALUE OF THE HOME.

4.18, COSMETIC DEFECTS IN GARAGE FLOORS

4.19, FLOURESCENT TUBES, LIGHT BULBS, GLASS BREAKAGE, SCRATCHED MIRRORS AND TUB CHIPS.

4.20, LANDSCAPING. YOUR LAWN AND PLANTS ARE ALIVE AT THE TIME OF TITLE CLOSING OR MOVE IN (WHICH EVER COMES FIRST) IT IS YOUR RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING.

4.21, SOIL SALTS AND ALKALI BUILD UP ON CONCRETE AND STUCCO.

4.22, SOIL MINERAL DAMAGE TO ANY PLANTED MATERIALS.

4.23, DEFECTS IN DRIVEWAYS, WALKWAYS, PATIOS AND RETAINING WALLS.

REQUESTING A HOME REPAIR:

5.1. **PROCEDURE**

IF YOU BELIEVE THERE IS A CONSTRUCTION DEFECT COVERED BY THIS WARRANTY, YOU MUST TAKE THESE STEPS:

(A) STEP 1 – CONTACT US. CONTACT US WITH DETAILS OF YOUR CONCERNS AS SOON AS POSSIBLE. CONDITIONS THAT COULD CAUSE ADDITIONAL DAMAGE, SUCH AS WATER LEAKS, SHOULD BE REPORTED IMMEDIATELY. PLEASE COMMUNICATE YOUR REQUEST TO OUR LOCAL OFFICE AND ASK TO SPEAK WITH A WARRANTY OR CUSTOMER SERVICE REPRESENTATIVE. IF YOU DO NOT KNOW THE CONTACT INFORMATION FOR OUR LOCAL OFFICE, PLEASE VISIT OUR WEB SITE AT WWW.MYMANORHOME.COM. OUR GOAL IS TO PROMPTLY RESPOND TO ALL WARRANTY-RELATED REQUESTS, SO IF YOU DO NOT RECEIVE AN ACKNOWLEDGEMENT WITHIN A REASONABLE TIME, PLEASE FOLLOW UP TO MAKE SURE YOUR MESSAGE WAS NOT MISDIRECTED. EXCEPT AS OTHERWISE REQUIRED BY LAW, ALL WARRANTY CLAIMS MUST BE RECEIVED BY US NO LATER THAN 30 DAYS AFTER THE EXPIRATION OF THE APPLICABLE WARRANTY COVERAGE PERIOD. PLEASE NOTE THIS PROVISION DOES NOT EXTEND THE WARRANTY COVERAGE PERIOD. FOR A FASTER RESPONSE PLEASE GO ONLINE TO OUR WEBSITE WWW.FORRESTRIDGEHOMES.COM AND FILL OUT A WARRANTY REQUEST ONLINE.

(B) STEP 2 – ALLOW US TO INVESTIGATE. WE WILL REVIEW THE INFORMATION YOU GIVE US AND INVESTIGATE YOUR CONCERNS. OUR INVESTIGATION MAY INVOLVE SENDING EMPLOYEES OR CONSULTANTS TO YOUR HOME TO INSPECT THE COMPONENT OR TO PERFORM TESTS OR OTHER ANALYSIS. IF THAT IS NECESSARY, WE WILL NEED YOUR COOPERATION, WHICH WILL OFTEN INCLUDE, BUT NOT BE LIMITED TO, MEETING US OR OUR REPRESENTATIVES AT YOUR HOME DURING NORMAL WORKING HOURS.

(C) STEP 3 – OUR RESPONSE. AFTER INVESTIGATING, WE WILL INFORM YOU WHETHER THERE IS A CONSTRUCTION DEFECT COVERED UNDER THIS WARRANTY. IF THERE IS A COVERED CONSTRUCTION DEFECT, WE WILL REPAIR OR AT OUR OPTION REPLACE IT AS PROVIDED IN THIS WARRANTY. ALTERNATIVELY, INSTEAD OF CORRECTING THE CONSTRUCTION DEFECT, WE MAY DECIDE AT OUR OPTION TO PAY YOU THE REASONABLE COST OF CORRECTION.

(D) STEP 4 – REPAIR PROCESS. OUR SUBCONTRACTORS WILL NEED ACCESS TO YOUR HOME DURING OUR NORMAL WORKING HOURS TO PERFORM THE REPAIR WORK. WE PREFER NOT TO BE IN YOUR HOME WHEN YOU ARE NOT THERE, SO WE MAY ASK YOU TO BE AT HOME WHEN THE WORK IS PERFORMED. WE WILL START AND COMPLETE THE WORK AS SOON AS POSSIBLE BASED ON YOUR SCHEDULE, OUR WORK SCHEDULE, AND THE AVAILABILITY OF THE CONTRACTORS AND MATERIALS REQUIRED TO DO THE WORK. YOUR COOPERATION AND FLEXIBILITY ARE NEEDED FOR US TO COMPLETE THE WORK PROMPTLY.

5.2 FAILURE TO ALLOW US TO MAKE REPAIRS

WE ARE NOT RESPONSIBLE FOR ANY DAMAGE THAT OCCURS BECAUSE YOU FAILED TO ALLOW US TO TIMELY MAKE REPAIRS. ADDITIONALLY, IF YOU MAKE OR PAY FOR REPAIRS WITHOUT FIRST NOTIFYING US OF THE PROBLEM AND ALLOWING US TO INVESTIGATE AND REPAIR IT AS REQUIRED BY THIS WARRANTY, THEN WE WILL NOT REIMBURSE YOU FOR THOSE REPAIRS.

5.3 EMERGENCY REPAIRS

IF AN EMERGENCY CONDITION EXISTS THAT REQUIRES IMMEDIATE REPAIRS TO PROTECT THE SAFETY OF OCCUPANTS OF YOUR HOME OR TO PREVENT IMMINENT SERIOUS DAMAGE TO YOUR HOME, AND YOU CANNOT REACH US YOU MAY MAKE THE REPAIRS AND WE WILL REIMBURSE YOU THE REASONABLE COST OF THOSE REQUIRED REPAIRS THAT WOULD OTHERWISE BE COVERED BY THIS WARRANTY. YOU ARE STILL OBLIGATED TO GIVE US NOTICE AS SOON AS POSSIBLE, EVEN IN AN EMERGENCY SITUATION.



EMERGENCY CONTACTS

HEATING AIR QUALITY INC. GARTH 503-329-6141

PLUMBING K&C PLUMBING. STEVE 503-475-6120

ELECTRICAL. ON ELECTRIC LEVI 503-313-6016

ROOFING BUENER ROOFING JEFF 503-849-3475

CEMENT PNW CONCRETE JAVIER. 503-707-6598

TILE CARPET LAMINATE (SURFACE) JASON 503-235-1235

THREE

PERFORMANCE
STANDARDS



INDOOR

CARPETING:

WALL-TO-WALL CARPETING, WHEN STRETCHED AND PROPERLY SECURED, SHOULD NOT COME UP, BECOME LOOSE, SEPARATE, OR STRETCH EXCESSIVELY AT POINTS OF ATTACHMENT. FORREST RIDGE HOMES OFFERS NO WARRANTY ON CARPETING OTHER THAN WHAT IS OFFERED BY THE MANUFACTURER, BUT WILL RE-STRETCH OR RE-SECURE CARPETING AS NEEDED ONE TIME WITHIN THE FIRST YEAR. THE CONDITION OF ALL CARPETING SHOULD BE VERIFIED BY THE BUYER AT CLOSING. STAINS OR SPOTS NOTED ON THE FINAL WALK-THRU LIST WILL BE CORRECTED BY CLEANING, PATCHING OR REPLACEMENT.

FORREST RIDGE HOMES WILL NOT BE RESPONSIBLE FOR DYE LOT VARIATIONS IF REPLACEMENTS ARE MADE.

PAINT:

YOUR INTERIOR PAINT IS WATER-BASED LATEX PAINT. IT IS A WATER-BASED PAINT, AND IS WASHABLE. FORREST RIDGE HOMES IS RESPONSIBLE ONLY FOR TOUCHING UP PAINT IN ASSOCIATION WITH WARRANTY REPAIR WORK, AND CANNOT GUARANTEE A PERFECT MATCH.

COUNTERTOPS:

FORMICA COUNTERTOPS SHOULD NOT DELAMINATE OR HAVE CHIPS OR SURFACE CRACKS. MARBLE OR GRANITE COUNTERTOPS SHOULD BE FREE FROM EXCESSIVE SCRATCHES. COUNTERTOPS SHOULD NOT SEPARATE IN EXCESS OF 1/8" FROM A FINISHED WALL. THE CONDITION OF ALL COUNTERTOPS SHOULD BE VERIFIED BY THE BUYER AT TIME OF CLOSING. WE WILL RE-CAULK CRACKED OUT BACKSPLASHES WITHIN A YEAR.

PLUMBING:

NO VALVE OR FAUCET SHOULD LEAK BECAUSE OF DEFECTS IN MATERIALS OR WORKMANSHIP. NO LEAKS OF ANY KIND SHOULD EXIST IN ANY SOIL, WASTE, VENT, OR WATER PIPE. FORREST RIDGE HOMES IS NOT RESPONSIBLE FOR CLOGS IN SEWERS, FIXTURES, OR DRAINS CAUSED BY THE OWNER'S NEGLIGENCE. TUB OR SINK CHIPS OCCUR WHEN THE SURFACE IS HIT WITH A SHARP OR HEAVY OBJECT. THE BUILDER WILL REPAIR ANY CHIPS NOTED PRIOR TO FIRST OCCUPANCY.

HEATING AND COOLING SYSTEM:

IF YOU HAVE CHOSEN TO HAVE A/C INSTALLED. THE AIR CONDITIONING UNIT, INCLUDING THE CONDENSER, COIL, COMPRESSOR, LINES, FANS, MOTORS, WIRING, ETC., IS WARRANTED FOR ONE YEAR. THE MANUFACTURER WARRANTS THE COMPRESSOR FOR PARTS ONLY FOR ADDITIONAL FOUR YEARS. YOUR HEATING SYSTEM WAS DESIGNED TO BE CAPABLE OF PRODUCING AN INSIDE TEMPERATURE OF 70°. THE COOLING SYSTEM SHOULD MAINTAIN A TEMPERATURE OF 78°. WHEN THE OUTSIDE TEMPERATURE EXCEEDS 93°, A DIFFERENTIAL OF 20° WILL BE ACCEPTABLE. UNDER NORMAL OPERATION, REFRIGERANT LINES SHOULD NOT DEVELOP LEAKS. DUCTWORK SHOULD REMAIN INTACT AND SECURELY FASTENED. METAL DUCTWORK EXPANDS AND CONTRACTS WITH A RESULTING "TICKING" GENERALLY EXPECTED. CONDENSATION LINES MAY CLOG, AND THIS IS A HOMEOWNER REGULAR MAINTENANCE ITEM. IT IS ADVISABLE TO TAKE OUT A MAINTENANCE CONTRACT WITH THE ORIGINAL INSTALLER OR A REPUTABLE AIR CONDITIONING CONTRACTOR. CHECK WITH YOUR FORREST RIDGE HOMES WARRANTY REPRESENTATIVE OR THE BETTER BUSINESS BUREAU.

CARPETS AND FLOORING

IF YOUR HOME IS CARPETED, YOU SHOULD KNOW THAT CARPETING IS NOT INCLUDED IN FORREST RIDGE HOMES WARRANTY. WHILE MANY CARPETS ARE SUPPOSED TO BE STAIN AND/OR FADE PROOF, MOST ARE NOT, ALTHOUGH MANY ARE STAIN AND FADE RESISTANT. MOST MANUFACTURERS DO NOT WARRANT THEIR CARPET AGAINST STAINING, WEAR OR FADING. SINCE DIFFERENT PEOPLE HAVE DIFFERENT LIVING HABITS, BUILDERS CANNOT WARRANTY CARPETING EITHER.

BE AWARE THAT SOME DYE COLORS ARE PARTICULARLY SUSCEPTIBLE TO "OZONE FADING". CARPET SHOULD BE VACUUMED FREQUENTLY BECAUSE DIRT EMBEDDED IN THE CARPET WILL BREAK THE FIBERS AND SHORTEN THE USEFUL LIFE OF YOUR CARPET. CLEANING AND SHAMPOOING SHOULD BE DONE REGULARLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AS A GENERAL RULE, WARM WATER AND MILD SOAP OR DETERGENT IS SAFEST FOR CLEANING SPOTS OR STAINS. WITH PROPER CARE, MOST OF TODAY'S CARPET WILL GIVE YEARS OF SATISFACTORY SERVICE.

INDOOR-OUTDOOR CARPET: THIS CARPET TYPE NEEDS ONLY PERIODIC VACUUMING. CLEAN UP SPILLS PROMPTLY WITH A CLEAN, LINT-FREE, WHITE CLOTH. STAINS ARE EASIEST TO GET OUT BEFORE THEY DRY. USE A MILD DETERGENT SOLUTION, THEN RINSE WITH CLEAR WATER. FOLLOW THE MANUFACTURER'S DIRECTIONS FOR MORE THOROUGH WASHING/CLEANING.

HARDWOOD FLOORING: WOOD FLOORING, BEING A NATURAL PRODUCT, HAS SOME WATER IN IT AT ALL TIMES. THE MOISTURE CONTENT IN WOOD WILL NATURALLY CHANGE WITH THE MOISTURE CHANGES THAT OCCUR IN OUR ENVIRONMENT. WHEN AMBIENT AIR DRIES OUT, THE WOOD DRIES OUT AND BEGINS TO SHRINK. THIS CAUSES THE "CRACKING" OR "GAPS" BETWEEN THE BOARDS. WHEN THE TEMPERATURE DROPS WE TURN ON OUR HEATING SYSTEMS AND KEEP OUR DOORS AND WINDOWS TIGHTLY SEALED. THIS HEAT DRIES OUT THE HOME AND SUCKS THE MOISTURE OUT OF THE AIR AND WOOD, CAUSING THE WOOD TO SHRINK AND CRACKS OR GAPS TO APPEAR. THIS CAN BE SOMEWHAT MINIMIZED BY HAVING A HUMIDIFIER ATTACHED TO THE HEATING SYSTEM. AS TEMPERATURE AND HUMIDITY CHANGES OCCUR IN SUMMER, SEASONAL CRACKING SHOULD REMEDY ITSELF. AS MOISTURE IS REPLACED BACK INTO THE AIR, MOISTURE IS ALSO ABSORBED BACK INTO THE WOOD.

EXPANSION OCCURS AND WOOD FLOORS RETURN TO THE STATE IN WHICH THEY WERE BEFORE THE WINTER SEASON.

IT IS RECOMMENDED THAT YOU DO NOT USE WOOD FILLER ON YOUR WOOD FLOOR DURING THE WINTER MONTHS IN AN ATTEMPT TO REMOVE THE CRACKS AND GAPS. WHEN THE WOOD EXPANDS AGAIN IN SUMMER, IT WILL EITHER FORCE OUT THE EXCESS FILL OR THE BOARDS WILL WARP. THE WOOD MUST HAVE SOMEWHERE TO GO AS IT EXPANDS AND RETURNS TO ITS NATURAL POSITION. IT IS IMPORTANT TO REMEMBER THAT THIS SEASONAL SHRINKAGE IS NOT A FLAW IN THE WOOD OR AN INSTALLATION RELATED PROBLEM. WE RECOMMEND THAT THE HOMEOWNER WAIT UNTIL SPRING OR SUMMER BEFORE DETERMINING WHETHER ANY REPAIRS ARE NEEDED. THE IDEAL HUMIDITY FOR HARDWOOD FLOORING IS BETWEEN 45% AND 55%. KEEPING IT WITHIN THE RANGE THROUGHOUT THE YEAR WILL GREATLY MINIMIZE ANY EXPANDING AND CONTRACTING.

LINOLEUM AND VINYL TILE: "THE LESS WASHING THE BETTER" IS THE GENERAL RULE FOR CARING FOR THESE TYPES OF FLOORS. IT ISN'T NECESSARY TO SCRUB THE ENTIRE FLOOR FREQUENTLY. INSTEAD, JUST SWEEP OR DRY MOP THE FLOOR DAILY, AND MAKE SURE YOU WIPE UP SPILLS IMMEDIATELY, BEFORE THEY BECOME STICKY.

LINOLEUM: CLEAN AND WAX AT LEAST ONCE A MONTH. COMMERCIAL "CLEAN AND WAX" PREPARATIONS ARE EFFECTIVE, BUT DON'T USE EXCESSIVE WATER.

VINYL: CLEAN VINYL FLOORS WITH DILUTED SOLUTION OF NEUTRAL SOAP AND WATER, OR A GOOD DETERGENT DILUTED AS RECOMMENDED BY THE MANUFACTURER. BUFFING WITH #00 OR #000 STEEL WOOL WILL REMOVE SLIGHT SCRATCHES AND MOST STAINS. USE JUST ENOUGH SCRUBBING ACTION WITH A MOP, CLOTH, OR FLOOR SCRUBBER TO LOOSEN DIRT. MOP UP THE CLEANING SOLUTION, RINSE THE FLOOR, AND LET IT DRY. VINYL SHOULD BE WAXED WITH A WATER EMULSION WAX. TO AVOID EXCESSIVE WAX BUILD-UP ALONG THE SIDES AND IN CORNERS, DO NOT WAX EVERY TIME SINCE THOSE SPOTS RECEIVE LITTLE WEAR. RE-WAX WHEN THE FLOOR SHOWS WEAR. DON'T CLEAN THIS TYPE OF FLOORING WITH GASOLINE, BENZENE, NAPHTHA, TURPENTINE OR ORGANIC SOLVENTS, AS THESE MAY SOFTEN THE MATERIAL AS WELL AS THE ADHESIVE, AND MAY CAUSE DISCOLORATION. DON'T APPLY VARNISH, LACQUER OR SHELLAC TO YOUR FLOORING. THEY CONTAIN INGREDIENTS INJURIOUS TO THE TILE AND WILL EVENTUALLY CAUSE UNSIGHTLY TRAFFIC LANES. TO PREVENT DENTS IN YOUR FLOORING, PUT RUBBER CUPS OR SOFT RUBBERS CASTERS WITH A FLAT SURFACE UNDER FURNITURE.



CAULKING

THE SEALING AGENT CALLED CAULK IS OFTEN USED, IN SEPARATIONS BETWEEN TUBS AND SHOWER PANS AND CERAMIC TILE, BETWEEN COUNTER/VANITY TOPS AND WALLS OR BACK SPLASHES, BETWEEN JOINING PIECES OF WOOD TRIM – JUST ABOUT ANY PLACE TWO DIFFERENT PIECES OF MATERIAL COME TOGETHER.

SEPARATIONS ARE NORMAL AS YOUR NEW HOME ADJUSTS TO ITS ENVIRONMENT, THE CONCRETE OR MASONRY SETTLES, ETC. NATURAL EXPANSION AND CONTRACTION CAUSE CAULK TO CRACK AND BREAK.

THESE CRACKS ARE NORMAL AND ARE TO BE EXPECTED WITH ALL STRUCTURES. FORREST RIDGE HOMES OFFERS A 1 TIME COUTESY REPAIR. THIS WILL BE A HOMEOWNER MAINTENANCE ITEM THAT CAN BE EASILY ACCOMPLISHED WITH THE KIND OF CAULKING COMPOUND THAT COMES IN A TUBE (AVAILABLE AT ANY HARDWARE STORE). A CONSCIENTIOUS HOMEOWNER WILL KEEP A TUBE OF CAULKING COMPOUND HANDY, AND FILL THESE CRACKS AS THEY APPEAR.

DRYWALL

CRACKS & NAIL POPS MAY FORM IN A WALL THAT IS NEWLY CONSTRUCTED RESULTING FROM THE GRADUAL SETTLING OF THE ENTIRE STRUCTURE. THE WALL IS NOT AN INDEPENDENT ENTITY IN A BUILDING; IT IS ALSO CONNECTED TO THE FLOOR, THE CEILING AND OTHER WALLS AS WELL. IF ONE OF THEM SHIFTS, IT COULD BE ENOUGH TO INFLICT A RESPONSE FROM THE REST OF THE BUILDING'S PARTS. THIS IS A NORMAL PROCESS THAT A STRUCTURE GOES THROUGH.

FORREST RIDGE HOMES WILL REPAIR CRACKS AND NAIL POPS ONE TIME WITHIN THE FIRST YEAR

(RECOMMENDED THAT YOU WAIT 1 FULL YEAR BEFORE REPAIRS).

WHEN THE PLASTER IN THE WALLS AND THE CONCRETE IN THE FLOORS START TO DRY COMPLETELY, THE SEDIMENTS ALSO START TO SETTLE DOWN AND MOVE ALONG WITH GRAVITY. THIS IS WHY IN CONSTRUCTION LINGO, THE HOUSE IS SAID TO BE FINALLY “SETTLING DOWN” ON ITS TOES. ONE OF THE RESULTS IS CRACKING ALONG THE WALLS.

WESTSIDE DRYWALL WARRANTS THAT ALL WORK HAS BEEN PERFORMED IN A WORKMANLIKE MANNER ACCORDING TO PLANS, SPECIFICATIONS, AND INDUSTRY STANDARDS.

WHAT DOES OUR WARRANTY COVER?

ALL MATERIAL IS NEW, UNLESS OTHERWISE SPECIFIED AND OF GOOD QUALITY. THE WARRANTY SHALL COVER NAIL/SCREW POPS AND CRACKING OF DRYWALL DUE TO SETTLEMENT ONLY WITHIN THE GUIDELINES SET BY THE CONSTRUCTION CONTRACTORS BOARD OF OREGON. SEAMS ARE SPECIFICALLY EXCLUDED.

YOUR CURRENT DRYWALLER OFFERS THE MANUFACTURER'S WARRANTY AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR. IN FULFILLING ITS WARRANTY OBLIGATION, YOUR CURRENT DRYWALLER SHALL NOT BE RESPONSIBLE FOR MOVING ANY FIXTURES, EQUIPMENT, FURNITURE OR THE LIKE. ALL MATERIAL IS GUARANTEED AS SPECIFIED. EXCEPT AS OTHERWISE NOTED HEREIN, WE OFFER NO WARRANTY FOR WORKMANSHIP DONE BY OTHER TRADES, WARRANTY FOR ANY REPAIRS MADE TO OUR WORK BY OTHERS, WARRANTY OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, OR FITNESS FOR HABITABILITY AND WORKMANLIKE PERFORMANCE.

DOORS AND WOOD TRIM

DOOR PANEL SPLITS

SPLIT DOOR PANELS SHOULD NOT ALLOW LIGHT TO BE VISIBLE THROUGH THE DOOR. FORREST RIDGE HOMES FOR A PERIOD OF ONE YEAR, WILL REPAIR SPLITS IN DOOR PANELS BY FILLING THEM WITH WOOD FILLERS AND REFINISHING.

DOOR WARPING

WARPING ON DOORS SHOULD NOT EXCEED $\frac{1}{4}$ INCH AS MEASURED DIAGONALLY FROM CORNER TO CORNER. IF THE DOOR HAS BEEN PROPERLY MAINTAINED AND IS NOT PHYSICALLY DAMAGED, FORREST RIDGE HOMES FOR A PERIOD OF ONE YEAR, WILL REPLACE THE DOOR WITH A COMPARABLE PRODUCT IF WARPING EXCEEDS THE $\frac{1}{4}$ -INCH STANDARD. WARPING THAT OCCURS TO STAIN- OR LACQUER-FINISHED DOORS THAT ARE IMPROPERLY MAINTAINED IS THE HOMEOWNER'S RESPONSIBILITY AND IS NOT COVERED BY THE WARRANTY.

WOOD TRIM

MINOR IMPERFECTIONS MAY BE VISIBLE. FORREST RIDGE HOMES WILL CORRECT ONLY THOSE SERIOUS DEFECTS. I.E., CHIPS, GOUGES, ETC. NOTED ON FINAL WALK-THRU LIST. SEPARATION OF WOOD TRIM FROM ADJACENT IS A NORMAL RESULT OF SHRINKAGE. A SMALL DIMPLE MAY RESULT WHERE NAILED. THIS IS DUE TO WOOD SHRINKAGE.



FIXTURES

BATHTUBS, SHOWERS, SINKS: BATHTUBS, SHOWERS, AND SINKS COME IN A VARIETY OF MATERIALS INCLUDING VITREOUS CHINA, AND PORCELAIN ENAMEL ON CAST IRON OR STEEL. TUBS AND SHOWERS MAY ALSO BE MADE OF FIBERGLASS-REINFORCED PLASTIC OR PULVERIZED MARBLE RESIN. YOUR NEW FIXTURES ARE NOT INDESTRUCTIBLE. THE SURFACES ARE SMOOTH AND GLOSSY, BUT A BLOW FROM A HEAVY OR SHARP OBJECT MAY CHIP THE SURFACE.

SCRAPING OR BANGING METAL UTENSILS IN A SINK WILL SCRATCH AND DULL THE SURFACE. IMPROPER USE OF STRONG ABRASIVE CLEANERS CAN DULL YOUR SHINY NEW FIXTURES. MOST HOUSEHOLD CLEANERS ARE MILDLY ABRASIVE AND SHOULD BE USED WITH PLENTY OF WATER. TO BE SAFE, USE A NON-ABRASIVE CLEANSER LIKE AN AEROSOL, BAKING SODA OR BON AMI POWDER (NOT BON AMI CLEANSER). USE NON-ABRASIVE SCOURING PADS MADE OF NYLON, SARAN, OR POLYETHYLENE.

A LITTLE BLEACH OR POWDERED DETERGENT CAN BE USED ON STUBBORN STAINS. RUB DULLED AREAS WITH AN AUTOMOTIVE-TYPE LIQUID CLEANER.

FIBERGLASS REINFORCED POLYESTER TUBS AND SHOWERS WILL TAKE ABUSE AND GIVE A LIFETIME OF SERVICE. EASY-TO-USE LIQUID CLEANSERS WILL KEEP THESE SURFACES BRIGHT AND SMOOTH. DO NOT USE ABRASIVE CLEANERS. YOU CAN EXPECT THAT SMALL CRACKS WILL OPEN UP BETWEEN BATHTUBS, SHOWER PANS, ETC., AND CERAMIC TILE AND WALL SURFACES. TO REPAIR, JUST FILL WITH CAULKING COMPOUND. TO PROLONG THE LIFE OF YOUR FIXTURES, FOLLOW THESE PRECAUTIONS:

- DON'T LET FOOD WASTE STAND IN A SINK. STAINS MAY RESULT. DISPOSE OF GARBAGE AS IT ACCUMULATES (USE AN APPROPRIATE CONTAINER OR YOUR GARBAGE DISPOSAL.)
- DON'T LET FOOD ACCUMULATE IN YOUR DISPOSAL. YOUR DISHWASHER MAY BACK UP AND FLOOD.
- DON'T DUMP STRONG CHEMICALS INTO SINKS. STAINS OR PITTING MAY RESULT.
- DON'T STEP INTO A BATHTUB WITH YOUR SHOES ON FOR ANY REASON. SHOE SOLES CARRY HUNDREDS OF GRITTY PARTICLES THAT CAN SCRATCH THE TUB'S SURFACE.

TOILETS

NEVER FLUSH HAIR, GREASE, LINT, DIAPERS, RUBBISH, ETC. DOWN THE TOILET. SUCH WASTE COULD PLUG UP YOUR SANITARY SEWER LINES, OR OVERFLOW YOUR TOILET. MANY PRODUCTS ARE MADE FOR CLEANING TOILETS. FOLLOW THE MANUFACTURER'S DIRECTIONS CAREFULLY, AND DON'T USE THEM FOR CLEANING ANYTHING BUT TOILETS.

NEVER MIX CLEANERS TOGETHER. NEVER MIX ANY CLEANERS WITH HOUSEHOLD BLEACH. MOST COMMON PROBLEMS CAN BE FIXED BY ADJUSTING THE WORKING PARTS INSIDE THE TOILET TANK.

IF WATER IS CONTINUOUSLY FLOWING INTO THE RESERVOIR TANK, MOST COMMON PROBLEMS CAN BE FIXED BY ADJUSTING THE WORKING PARTS INSIDE THE TOILET TANK. IF WATER IS CONTINUOUSLY FLOWING INTO THE RESERVOIR TANK, CHECK THE RUBBER BALL INSIDE THE TANK.

AS THE WATER EMPTIES WHEN THE TOILET IS FLUSHED, THIS BALL IS SUPPOSED TO DROP DOWN TO CLOSE THE HOLE IN THE BOTTOM OF THE TANK.

IT MAY NOT HAVE "SEATED" PROPERLY. ADJUST THE SETSCREW THAT HOLDS THE BALL IN PLACE. IF WATER IN YOUR TANK RESERVOIR IS CONTINUOUSLY OVERFLOWING INTO THE OVERFLOW PIPE, ADJUST THE FLOAT AND FLOAT ARM.

IF WATER IS RUNNING CONTINUOUSLY, CHECK THE BALL FLOAT. IT MAY NOT HAVE LIFTED HIGH ENOUGH TO COMPLETELY SHUT OFF THE VALVE. ADJUST THE SCREW ON THE FLOAT-BALL ROD UNTIL THE FLOAT STOPS WATER AT THE PROPER LEVEL. MAKE SURE THE FLOAT IS NOT RUBBING AGAINST THE SIDES OF THE TANK OR AGAINST OTHER PARTS. IF WATER KEEPS RUNNING INTO THE BOWL, CHECK THE FLUSH HANDLE MECHANISM. THEN CHECK THE STOPPER BALL AT THE BOTTOM OF THE TANK, AND REPLACE IF WORN. LEAKS ARE SOMETIMES CAUSED BY CORROSION AROUND THE METAL OUTLET AT THE BASE OF THE TANK, UNDER THE RUBBER PLUNGER. TRY RUBBING THE OUTLET WITH STEEL WOOL.

PLUMBING

YOUR PLUMBING WAS INSTALLED BY PROFESSIONALS. WITH PROPER CARE, IT SHOULD NEED ONLY MINIMUM MAINTENANCE FOR MANY YEARS. IF A PROBLEM DOES OCCUR, TEND TO IT PROMPTLY TO PREVENT IT FROM BECOMING A BIGGER (AND OFTEN MORE COSTLY) PROBLEM.

DRAINS: EVERY PLUMBING FIXTURE IN YOUR HOME HAS A DRAIN TRAP – A J-SHAPED PIECE OF PIPE WHICH “TRAPS” WATER, PREVENTING AIR-BORNE BACTERIA AND DANGEROUS SEWER GAS FROM ENTERING YOUR HOME.

THERE’S A SLIP NUT ON THE TRAP THAT COVERS SOME PACKING. SOMETIMES THIS PACKING DRIES OUT, CONTRACTS, AND CAUSES A LEAK. TIGHTEN THE PACKING NUT BY APPLYING A LITTLE PRESSURE WITH A WRENCH. ANY FIXTURE THAT IS USED INFREQUENTLY SHOULD BE TURNED ON OCCASIONALLY TO REPLACE EVAPORATING WATER IN THE TRAP TO ENSURE THAT THE BARRIER REMAINS INTACT.

IF THERE APPEARS TO BE A LEAK UNDER A FIXTURE, CHECK THE DRAIN TRAP.

DRAIN TRAPS, BECAUSE OF THEIR “J” SHAPE, ARE ALSO THE POINTS AT WHICH DRAINS ARE MOST LIKELY TO BECOME CLOGGED. NEVER POUR GREASE INTO A DRAIN OR A TOILET.

- RUN HOT WATER THROUGH THE DRAIN. TURN OFF THE WATER. ADD 3 TABLESPOONS OF WASHING SODA. WASH IT DOWN THE DRAIN OPENING WITH A MINIMUM OF HOT WATER. LET THIS STAND FOR 15 MINUTES, THEN RUN MORE HOT WATER.

FAUCETS: FAUCETS, LIKE ALL PLUMBING WITH MOVING PARTS, ARE MORE LIKELY TO REQUIRE REPAIR THAN NON-MOVING FIXTURES. THE LESS UNNECESSARY STRAIN YOU PUT ON YOUR FAUCETS, THE LESS FREQUENTLY THEY WILL NEED ATTENTION. TURN A FAUCET ON AND OFF WITH JUST ENOUGH PRESSURE TO STOP THE FLOW OF WATER. DO NOT FORCE IT.

NEVER CLEAN YOUR FAUCETS, OR ANY CHROME FIXTURES, WITH AN ABRASIVE CLEANER OR STRONG CHEMICAL. TRY CLEANING THEM WITH VASELINE. SPOTS WIPE OFF EASILY.

AERATOR: AN AERATOR ADDS AIR TO THE WATER AS IT LEAVES THE FAUCET, WHICH REDUCES SPLASHING AND SAVES WATER. CLEANING THE AERATORS WILL BE YOUR MOST FREQUENT TASK IN MAINTAINING YOUR FAUCETS. FREQUENCY OF CLEANING WILL DEPEND ON THE CONDITION OF YOUR WATER, BUT GENERALLY EVERY THREE OR FOUR MONTHS IS MORE THAN ADEQUATE AFTER THE FIRST MONTH.

TO CLEAN AN AERATOR: UNSCREW IT FROM THE FAUCET. REMOVE ANY DEBRIS. REMOVE THE WASHER AND SCREENS ONE AT A TIME. RINSE THEM OUT AND PUT EACH PIECE ON A SAFE SURFACE IN THE ORDER EACH IS REMOVED. REPLACE THEM IN THE PROPER ORDER.

WASHERS: FRICTION, CREATED BY THE WATER RUBBING AGAINST THE BODY OF THE SPIGOT, CONTROLS THE FLOW OF WATER. SINCE FRICTION EVENTUALLY CAUSES WEAR, THE LIFE OF THE WASHER DEPENDS ON HOW OFTEN THE SPIGOT IS TURNED ON AND OFF. A WASHER MAY WEAR OUT QUICKLY OR LAST QUITE A WHILE, DEPENDING ON HOW OFTEN THE SPIGOT IS USED OR MISUSED.

TO REPLACE A WORN WASHER: TURN OFF THE MAIN WATER VALVE (LOCATED NEAR THE WATER METER). LOOSEN THE CHROME-PACKING UNIT ENCIRCLING THE STEM OF THE SPIGOT. REMOVE THE SPIGOT HANDLE AND STEM. AT THIS POINT, THE FIBER WASHER WILL BE IN PLAIN SIGHT AND CAN EASILY BE REPLACED. IF A NEW FAUCET DRIPS, USUALLY SMALL PARTICLES INSIDE THE NEW WATER LINE HAVE GOTTEN ONTO THE WASHER SEAT. SIMPLY OPEN YOUR FAUCETS FULLY TO FLUSH OUT SUCH PARTICLES.

SANITARY SEWER LINE: THE SANITARY SEWER SYSTEM IN YOUR HOME IS NOT DESIGNED TO ACCOMMODATE ITEMS SUCH AS PLASTIC TOYS, DIAPERS, CAKES OF SOAP, SANITARY NAPKINS, ETC. DESPITE AN OFTEN-QUOTED THEORY, COFFEE GROUNDS DO NOT HELP KEEP YOUR SINK DRAIN OPEN. ANY BLOCKAGE CAN USUALLY BE CLEARED WITH A RUBBER PLUNGER, WHICH CREATES A STRONG VACUUM AND PRESSURE ON A STOPPED UP LINE. SEWER LINE STOPPAGE IS USUALLY A HOME MAINTENANCE ITEM.

WATER SUPPLY VALVES: YOU SHOULD BECOME FAMILIAR WITH THE VARIOUS WATER SUPPLY INTAKE VALVES IN YOUR PLUMBING SYSTEM. ALTHOUGH YOU WILL RARELY NEED TO USE THEM, YOU WILL KNOW WHERE THEY ARE IN THE EVENT OF AN EMERGENCY, OR IF YOU NEED TO MAKE MINOR REPAIRS.

INTAKE VALVES FOR TOILETS ARE USUALLY UNDER THE WATER CHAMBER. INTAKE VALVES FOR SINKS ARE OFTEN UNDER THE SINK. THE MAIN INTAKE VALVE IS USUALLY NEAR THE POINT WHERE THE WATER LINE ENTERS THE HOUSE.





RINNAI TANKLESS WATER HEATERS OR EQUIVILENT

A PRODUCT THAT IS TRULY BUILT TO EXTRACTING STANDARDS OF QUALITY AND RELIABILITY IS REFLECTED IN THE WARRANTY COVERAGE PROVIDED WITH THE PRODUCT. WITH THIS IN MIND, RINNAI IS NOW PROVIDING EXTENDED LIMITED WARRANTY LABOR COVERAGE OF UP TO 5 YEARS FROM THE DATE OF PURCHASE ON SELECT MODELS OF RINNAI TANKLESS WATER HEATERS.

EFFECTIVE APRIL 1, 2011 YOU MAY BE ELIGIBLE FOR SUPPLEMENTAL COVERAGE OF LABOR THROUGH RINNAI'S LIMITED EXTENDED WARRANTY PROGRAM ON CERTAIN MODELS AS WELL.

PLEASE REGISTER YOUR RINNAI TANKLESS WATER HEATER WITHIN 30 DAYS OF CLOSING OF YOUR HOME AT: WWW.RINNAIREGISTRATION.COM OR BY CALLING 1-866-746-6241. (WITHIN 30 DAYS WILL DOUBLE YOUR WARRANTY PERIOD OF THE WATER HEATER.

IF YOUR WATER HEATER NEEDS TO BE FLUSHED ONCE A YEAR. THIS IS THE HOME OWNERS RESPONSIBILITY. PLEASE VISIT RINNAI'S WEBSITE TO LEARN HOW TO DO THIS OR CONTACT A PLUMBER WHO WILL BE ABLE TO ASSIST.

PLEASE ASK WHAT WATER HEATER YOU HAVE IN YOUR HOME FOR INFORMATION

RADON

FORREST RIDGE HOMES MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, REGARDING THE PRESENCE OF RADON GAS AT OR IN THE VICINITY OF SUBJECT PROPERTY. FORREST RIDGE HOMES CLAIMS NO EXPERTISE REGARDING EITHER THE IDENTIFICATION OF RADON, METHODS TO REDUCE RADON LEVELS, OR THE RISKS ASSOCIATED WITH RADON EXPOSURE. RADON IS NATURALLY OCCURRING PHENOMENON. SOME AREAS OF THE COUNTY MAY BE AT GREATER RISK THAN OTHERS FOR EXPOSURE TO RADON BECAUSE OF NATURAL GEOLOGIC CONDITIONS.

ACCORDING TO SOME EXPERTS IN THE FIELD, EXPOSURE TO ELEVATED LEVELS OF RADON FOR A SUFFICIENT PERIOD OF TIME MAY INCREASE THE RISK OF CANCER.

THE U.S. ENVIRONMENTAL PROTECTION AGENCY, AS WELL AS STATE AND LOCAL ENVIRONMENTAL AUTHORITIES ARE BEST EQUIPPED TO RENDER ADVICE REGARDING THE LEVEL OF RISK. THEY SHOULD ALSO HAVE INFORMATION AVAILABLE ABOUT THE RISKS ASSOCIATED WITH RADON EXPOSURE, METHODS AVAILABLE TO DETECT AND MEASURE RADON LEVELS, AND WHAT, IF ANY, REMEDIAL MEASURES ARE ADVISABLE IN PARTICULAR CIRCUMSTANCES TO REDUCE THE RISK OF RADON EXPOSURE.

THERMOSTAT

YOUR HOME HAS CENTRAL HEAT AND AIR CONDITIONING (A/C OPTIONAL), REGULATED BY A WALL THERMOSTAT. THERE ARE TWO SWITCHES ON THE THERMOSTAT: "SYSTEM HEAT-COOL-OFF" AND "FAN AUTO-ON" (OR SIMILAR WORDING)

- SET THE "SYSTEM" TO THE DESIRED OPERATION - HEATING, COOLING, OR OFF.
- SET THE "FAN" SWITCH TO AUTO IF YOU ARE HEATING, TO AUTO OR ON IF YOU ARE COOLING, OR TO OFF IF YOU WANT TO TURN THE ENTIRE SYSTEM OFF.
- THE ON SETTING MEANS CONSTANT AIR CIRCULATION AND FILTRATION, PROVIDING AN EVEN DISTRIBUTION OF CONDITIONED AIR. THIS SETTING CAN BE USED WHEN COOLING, OR AS JUST A FAN WHEN NO HEATING OR COOLING IS DESIRED.

MANY ENGINEERS SAY THAT THE HIGHEST COMFORT LEVEL AND THE HIGHEST SAVINGS ARE REALIZED WHEN THE FAN IS RUNNING CONTINUOUSLY, RATHER THAN CLICKING ON AND OFF. ANOTHER WAY TO HELP REGULATE THE FLOW OF AIR THROUGHOUT YOUR HOME (AND HELP YOUR SYSTEM MAINTAIN THE DESIRED TEMPERATURE) IS TO ADJUST YOUR REGISTERS AND DOORS, ESPECIALLY IN ROOMS NOT BEING USED. THE THERMOSTAT MAY HAVE A DIAL THERMOMETER THAT SHOWS THE CURRENT TEMPERATURE AND A SECOND DIAL OR LEVER FOR SETTING THE DESIRED TEMPERATURE. IT IS BEST TO SET YOUR THERMOSTAT TO THE DESIRED TEMPERATURE AND LET YOUR UNIT MAINTAIN THAT TEMPERATURE RATHER THAN TURN THE UNIT ON AND OFF OR MAKE FREQUENT CHANGES IN THE THERMOSTAT SETTING THROUGHOUT THE DAY. (IF YOU NOTICE A SLIGHT VARIATION BETWEEN THE TEMPERATURE YOU SET ON THE DIAL AND THE ACTUAL THERMOMETER READING, ADJUST YOUR TEMPERATURE SETTING DIAL ACCORDINGLY.)

IF YOU'LL ALLOW YOUR SYSTEM TO MAINTAIN ONE TEMPERATURE, THE COOLING UNIT MAY OPERATE CONTINUOUSLY DURING THE HEAT OF THE DAY, AND YOU WILL NOTICE A SLIGHT TEMPERATURE DIFFERENCE IN YOUR ROOMS AS THE SUN MOVES ACROSS YOUR HOUSE. HOWEVER, YOU WILL EXPERIENCE LOWER OPERATING COSTS AND BETTER HUMIDITY CONTROL.

DON'T WAIT UNTIL YOU ARE UNCOMFORTABLY WARM TO TURN YOUR AIR CONDITIONER ON. BY THAT TIME, YOUR WALLS AND EVERYTHING IN YOUR HOME WILL HAVE HEATED UP AND YOUR UNIT WILL HAVE TO WORK HARDER TO COOL THINGS DOWN (AND VICE-VERSA WHEN YOU NEED HEAT). YOUR HEATING UNIT WILL NOT OPERATE AT AS HIGH A TEMPERATURE AS YOU MAY HAVE BEEN ACCUSTOMED TO IN A NORTHERN CLIMATE, AND IT WILL HEAT MORE GRADUALLY. THE AIR MAY FEEL COOL TO YOU WHEN THE UNIT IS ACTUALLY HEATING PROPERLY. AIR AT A TEMPERATURE LOWER THAN BODY TEMPERATURE (98.6°) "FEELS" COOL, AND MOVING AIR "FEELS" EVEN COOLER (THINK OF AN ELECTRIC FAN). TWO OF THE MOST COMMON CAUSES OF AIR CONDITIONER MALFUNCTIONS ARE DIRTY FILTERS AND ALLOWING THE EQUIPMENT TO SIT IDLE FOR LONG PERIODS OF TIME.

FILTERS: DIRTY FILTERS WILL INCREASE YOUR OPERATING COSTS AND LOWER COOLING EFFICIENCY. A DIRTY FILTER COULD CAUSE THE COILS TO ICE UP, WHICH COULD RESULT IN FLOODING. IT IS THE HOMEOWNER'S RESPONSIBILITY TO CLEAN AND/OR REPLACE FILTERS. INSPECT THE FILTER AFTER YOU'VE BEEN IN YOUR HOME FOR 30 DAYS; AND AT LEAST EVERY TWO MONTHS. IF THE FILTER IS DIRTY, CHANGE IT. (IF YOU CAN'T SEE THROUGH THE FILTER WHEN IT'S HELD IN FRONT OF A LIGHT SOURCE, IT'S TIME TO CHANGE IT!)

REPLACE THE FILTER WITH THE DIRTIEST SIDE FACING INTO THE RETURN AIR STREAM (LOOK FOR THE ARROW ON THE FILTER). TO ASSURE MAXIMUM AIR CIRCULATION AND EFFICIENCY, REPLACE THE FILTER EVERY 2 MONTHS.

NEVER OPERATE THE UNIT WITHOUT A FILTER.

NON-USE OR "SHUT DOWN" OF EQUIPMENT FOR LONG PERIODS OF TIME: DURING EXTENDED PERIODS OF NON-USE, MONTHLY 15-MINUTES STARTUPS ARE RECOMMENDED. THIS IS WHERE A MAINTENANCE AGREEMENT IS A VALUABLE ASSET. IF YOUR AIR CONDITIONING/HEATING SYSTEM SHUTS DOWN:

1. IN CASE OF SUDDEN FAILURE, TURN ALL SWITCHES TO THE "OFF" POSITION.
2. HAVE THE COILS ICED UP?
3. HAS THE CIRCUIT BREAKER TRIPPED OFF? TRY RE-SETTING IT.
4. WILL THE SWITCHES AT THE THERMOSTAT TURN THE UNIT ON AND OFF? IS THE THERMOSTAT IN THE PROPER MODE OF OPERATION? IS IT SET TO THE PROPER TEMPERATURE? (THE UNIT MAY NOT START IMMEDIATELY. WAIT AT LEAST FIVE MINUTES WHENEVER THE SYSTEM HAS BEEN SHUT OFF BY THE THERMOSTAT OR OTHER DEVICE).
5. MAKE SURE THE FILTER HAS NOT BECOME DIRT-CLOGGED.

IF THESE STEPS DO NOT CORRECT THE SITUATION, CALL THE WARRANTY DEPARTMENT OR YOUR AIR CONDITIONER DEALER.

CONDENSATION: YOUR NEWLY CONSTRUCTED HOME IS FULL OF EXCESS MOISTURE FROM THE MATERIALS THAT WE USED TO CONSTRUCT IT. MOISTURE CAN BLEED FROM INTERIOR DRYWALL FINISHES SUCH AS "HARD COAT" AND PLASTER, AND EVEN FROM THE WOOD FRAMING. ALSO, MANY GALLONS OF WATER WERE USED TO MAKE THE CONCRETE FOR YOUR FLOOR AND WALLS. UNTIL ALL THIS WATER EVAPORATES, THE MOISTURE LEVEL INSIDE YOUR HOME WILL BE ABOVE NORMAL.

DURING THIS "DRYING OUT" PROCESS, BE SURE TO PROVIDE ADEQUATE VENTILATION. RUNNING YOUR AIR CONDITIONER AT ITS NORMAL SETTING WILL PULL MOISTURE OUT OF YOUR HOME. DO NOT TRY TO EFFECTS OF NORMAL SHRINKAGE. ONCE YOUR HOMES "DRIES OUT", CONDENSATION SHOULD BE ONLY AN OCCASIONAL INCONVENIENCE.

SOMETIMES IT MAY LOOK LIKE MOISTURE IS SEEPING THROUGH YOUR WALLS OR FLOORS, THAT PIPES ARE LEAKING, OR THAT WATER IS COMING THROUGH YOUR WINDOWS. THIS IS USUALLY NO MORE THAN NORMAL CONDENSATION, WHICH IS COMMON IN OREGON. CONDENSATION HAPPENS WHEREVER WARM, MOIST AIR COMES IN CONTACT WITH A COLDER SURFACE, SUCH AS A WINDOW, AN EXPOSED PIPE, A COOL WALL, OR FLOOR. THE VINYL FRAMES AND GLASS IN YOUR WINDOWS ACTUALLY ACT AS RADIATORS. TO MINIMIZE CONDENSATION, KEEP YOUR WINDOWS CLOSED DURING DAMP, MUGGY WEATHER. USE THE EXHAUST FANS IN YOUR BATH AREA TO DRAW OFF ODORS AND EXCESS MOISTURE. RUN YOUR AIR CONDITIONER AT ITS NORMAL SETTINGS. FINALLY, USE YOUR CEILING FANS.

MACERATOR PUMPS / IF APPLICABLE

DUE TO LOCATION AND LOGISTICS YOUR HOMES SEWER SYSTEM MAY REQUIRE A MACERATOR PUMP. THESE PUMPS ARE DESIGNED TO PROCESS SOLID WASTE INTO LIQUIDS SO THE WASTE CAN BE PUMPED TO THE COUNTY SEWER SYSTEM. THESE TYPES OF SYSTEMS ARE SIMILAR TO A SEPTIC SYSTEM IN THE WAY THEY PROCESS WASTE AND IN THE DO'S AND DON'T'S OF THEIR MAINTENANCE AND OPERATION. THERE ARE CERTAIN THINGS THAT MUST NEVER BE FLUSHED DOWN A TOILET THAT IS CONNECTED TO A MACERATOR PUMPS AS THESE THINGS WILL CLOG THE IMPELLER BLADES AND CAUSE PUMP FAILURE.

- DISPOSABLE BABY WIPES, EVEN IF THEY ARE DESCRIBED AS BIODEGRADABLE OR OK FOR SEPTIC USE
- LATEX GLOVES OR CONDOMS
- PAPER TOWELS / TISSUES
- FEMININE SANITARY PRODUCTS
- PLASTIC BAGS
- COTTON WOOL BALLS
- DENTAL FLOSS

IF THE ALARM GOES OFF:

IF THERE IS A BLOCKAGE OR PUMP FAILURE YOUR SYSTEM IS EQUIPPED WITH AN ALARM. THE ALARM SHUT OFF IS LOCATED ON THE CONTROL PANEL NORMALLY LOCATED ON THE OUTSIDE OF THE HOME. PRESS THE RED LIGHT ONCE TO SILENCE THE ALARM THEN:

CHECK THE CIRCUIT BREAKERS TO BE SURE THEY HAVEN'T TRIPPED OR BEEN TURNED OFF THIS COULD BE THE REASON FOR PUMP FAILURE

CIRCUIT BREAKERS ARE LOCATED IN THE ELECTRICAL PANEL NORMALLY FOUND IN THE GARAGE. IF THE BREAKERS ARE NOT TRIPPED OR TURNED OFF AND THE ALARM HAS SOUNDED YOUR MACERATOR SYSTEM NEEDS TO BE CHECKED BY A QUALIFIED PERSON.

THERE IS NORMALLY A 24HR RESERVE BUILT INTO THE SYSTEM SO IF THE SYSTEM SHUTS DOWN IT IS IMPORTANT YOU CONTACT A REPAIR TECHNICIAN THE NEXT BUSINESS DAY AT THE LATEST. IT IS ALSO ADVISABLE TO CURTAIL WATER USAGE IF THE MACERATOR SYSTEM IS IN NON OPERATIONAL CONDITION. THIS IS ALSO APPLICABLE IF THERE IS A POWER OUTAGE. REMEMBER NO POWER = NO SEWER!





APPLIANCES

ALL THE WIRING IN YOUR NEW HOME WAS INSTALLED TO MEET THE MOST RIGID CODE AND SAFETY STANDARDS. YOUR WIRING IS DIVIDED INTO CIRCUITS CALCULATED TO CARRY THE ANTICIPATED LOADS. AUTOMATIC CIRCUIT BREAKERS ARE THE SAFETY VALVES OF YOUR HOME'S ELECTRICAL SYSTEM. THEY PROTECT THE WIRING AND EQUIPMENT.

AT WALL RECEPTACLES WHERE PEOPLE TEND TO OVERLOAD CIRCUITS, ELECTRICAL GROUND FAULT INTERRUPTERS (GFI'S) HAVE BEEN INSTALLED. THEY WILL TRIP AT THE RECEPTACLE IF OVERLOADED. LIKELY LOCATIONS FOR GFI'S ARE IN THE KITCHEN, BATHROOMS AND GARAGE.

IN CASE OF AN ELECTRICAL FAILURE, FIRST FIND AND FIX THE CAUSE OF THE PROBLEM SO IT WON'T HAPPEN AGAIN:

1. CHECK YOUR GFI RECEPTACLES. DID ONE OF THEM TRIP? IF SO, FIND OUT WHY. THEN PRESS THE SWITCH ON THE RECEPTACLE TO REGAIN POWER.
2. IF A GFI WASN'T THE CAUSE, CHECK YOUR CIRCUIT BREAKERS. IF A BREAKER IS IN THE "OFF" POSITION, SOMETHING HAS OBVIOUSLY TRIPPED IT. FIND AND FIX THE CAUSE, THEN RESET THE CIRCUIT BREAKER BY PRESSING THE SWITCH ALL THE WAY TO "OFF," THEN BACK TO "ON."
3. ARE THERE TOO MANY APPLIANCES CONNECTED TO ONE CIRCUIT?
4. DID A WORN CORD OR DEFECTIVE PLUG CONNECTION CAUSE A SHORT CIRCUIT?
5. DID AN ELECTRIC MOTOR START UP AND TRIP THE BREAKER? (MOTORS REQUIRE MORE CURRENT TO START THAN TO RUN.)

IF A MAJOR APPLIANCE STOPS WORKING . . .

1. MAKE SURE IT IS PLUGGED IN.
2. IF IT IS, PRESS THE "RESET" BUTTON.
3. IF THAT DOESN'T WORK, CHECK YOUR CIRCUIT BREAKERS.
4. WHEN ALL ELSE FAILS, CALL THE APPROPRIATE APPLIANCE SERVICE COMPANY OR THE ELECTRICAL SUBCONTRACTOR.

APPLIANCES

YOU SHOULD HAVE RECEIVED ALL THE INSTRUCTION MATERIALS AND WARRANTY FORMS FOR YOUR APPLIANCES. BE SURE TO COMPLETE AND MAIL ANY PAPERWORK THAT IS NEEDED TO RECORD YOUR APPLIANCE WARRANTIES WITH THE MANUFACTURERS.

YOUR APPLIANCES WILL SAVE YOU THOUSANDS OF HOURS. AS YOU SETTLE IN, TAKE TIME TO STUDY THE INSTRUCTION BOOKLETS; THEY EXPLAIN THE PROPER USE AND CARE OF YOUR APPLIANCES. IT WILL BE TIME WELL SPENT. THEN, KEEP THE BOOKLETS NEAR THE APPROPRIATE APPLIANCES AS A SOURCE OF REFERENCE FOR ANY QUESTIONS THAT COME UP.

IN CASE YOU EXPERIENCE A PROBLEM WITH ANY APPLIANCES THAT CAME WITH YOUR NEW HOME:

1. MAKE SURE THE APPLIANCE IS PLUGGED INTO AN OUTLET.
2. MAKE SURE THE CIRCUIT BREAKER IS IN THE "ON" POSITION.
3. HAVE YOU DOUBLE-CHECKED THE INSTRUCTION MANUAL?

APPLIANCES ARE NOT WARRANTED BY FORREST RIDGE HOMES.





FIREPLACE AND WINDOWS

FIREPLACE

IF YOU HAVE AN INSTALLED FIREPLACE, CHECK YOUR MANUFACTURER'S GUIDELINES FOR ANY QUESTIONS THAT MAY ARISE.

WINDOWS

THE MOST COMMON TYPES OF WINDOWS ARE SINGLE HUNG AND SLIDING. SINGLE HUNG AND SLIDING WINDOWS HAVE A FIXED PANE AND A MOVEABLE PANE. THE MOVEABLE PANE SLIDES UP OR SIDEWAYS IN FRONT OF THE OTHER PANE. OFTEN THE MOVEABLE PANE CAN BE EASILY REMOVED FOR CLEANING.

THE CHANNELS IN WHICH THE WINDOWS SLIDE SHOULD BE CLEANED AND LUBRICATED PERIODICALLY TO PREVENT BINDING. IF A CHANNEL IS CLEAN BUT STILL BINDING, RUB SOME PARAFFIN OR CANDLE WAX ON IT OR SPRAY IT WITH A SILICONE LUBRICANT.

VINYL-FRAMED WINDOWS ARE USED IN VIRTUALLY ALL-HOUSING UNITS IN OUR AREA BECAUSE OUR HEAT AND HUMIDITY WARPS WOODEN WINDOW SASHES.

CAULK IS USED AROUND WINDOWS TO SMOOTH OUT THE INSTALLATION AND REDUCE AIR LEAKAGE. WITH EXPANSION AND CONTRACTION, CAULK TENDS TO CRACK AND MAY SOMETIMES BREAK. IF YOU ENCOUNTER THIS PROBLEM, SEE "CAULK" FOR SOLUTIONS. EVEN IF YOUR WINDOWS ARE WEATHER-STRIPPED, IN COOL WEATHER, THE WARM AIR INSIDE YOUR HOME MEETING THE COLD WINDOW GLASS WILL CREATE A CURRENT OF COOL AIR THAT WILL MOVE THROUGHOUT THE ROOM.

THIS "BREEZE" IS NOT COMING THROUGH YOUR WINDOW, AND IT IS UNLIKELY THERE IS A LEAK AROUND THE WINDOW. AIR IN MOTION SIMPLY FEELS COOLER. FOR EXAMPLE, AN ELECTRIC FAN DOES NOT COOL THE AIR, BUT MERELY SETS IT IN MOTION. TO MINIMIZE THIS "BREEZE", CLOSE YOUR BLINDS OR DRAPES.



CONCRETE

UNFORTUNATELY, CRACKING IS PRETTY COMMON IN CONCRETE, ESPECIALLY DURING THE FIRST 30 DAYS. THERE ARE A NUMBER OF REASONS WHY CONCRETE CRACKS. THE MOST COMMON IS BECAUSE CONCRETE SHRINKS AS THE EXCESS WATER EVAPORATES AND IT HARDENS.

WEATHER CONDITIONS – EXTREME TEMPERATURES, RAPID TEMPERATURE CHANGES OR CONDITIONS THAT ARE TOO WET OR TOO DRY – ALSO PLAY A MAJOR FACTOR IN HOW WELL CONCRETE CURES.

ANOTHER CONSIDERATION IS IF THE CONTRACTOR USED CONTROL JOINTS AND SPACED THEM PROPERLY. CONTRACTORS PLACE CONTROL JOINTS IN THE CONCRETE WITH THE ANTICIPATION THAT IT WILL CRACK. ALSO CALLED “RELIEF JOINTS,” CONTROL JOINTS ARE THE STRAIGHT LINES OR GROOVES YOU TYPICALLY SEE AT REGULAR INTERVALS ON CONCRETE SIDEWALKS, DRIVEWAYS AND GARAGES. THEIR PURPOSE IS TO RELIEVE THE PRESSURE THAT LEADS TO CRACKING WITH THE CRACKS ESSENTIALLY FORMING IN THOSE GROOVES, SO THAT, COSMETICALLY, IT’S BARELY DISCERNIBLE. CONCRETE TAKES A GOOD MONTH OR SO TO REALLY SET UP. BY THEN, THE CRACKS COULD BE UNDETECTABLE.

HAIRLINE CRACKING IS NORMAL AND CAN BE EXPECTED. YOUR WARRANTY REPRESENTATIVE SHOULD INVESTIGATE CRACKS ONLY IF THEY ARE IN EXCESS OF 1/4” IN WIDTH AND 1/8” IN VERTICAL DISPLACEMENT.

IF THE HOMEOWNER CHANGES GRADING, DRAINAGE OR LANDSCAPING, WHICH CAUSES DAMAGE; CORRECTIVE MEASURES WILL BE THE HOMEOWNERS RESPONSIBILITY.





DRIVEWAYS, WALKS AND STEPS

VARIOUS MATERIALS ARE USED FOR DRIVEWAYS, WALKS AND STEPS – CONCRETE BEING THE MOST COMMON HERE IN OREGON. YOU NEED TO BE AWARE THAT NATURAL SHRINKAGE OCCURS WHEN CONCRETE “SETS”, AND NATURAL EXPANSION AND CONTRACTION OCCURS WITH CHANGES IN TEMPERATURE. THESE MOVEMENTS OFTEN CAUSE CRACKS IN CONCRETE SURFACES. UNFORTUNATELY, THIS IS A CHARACTERISTIC OF CONCRETE, AND A METHOD OF ENTIRELY ELIMINATING CRACKING HAS NOT YET BEEN FOUND. EVEN THOUGH LITTLE CAN BE DONE TO PREVENT CRACKS, THIS PROBLEM HAS BEEN ANTICIPATED WITH THE USE OF CONTRACTION AND EXPANSION JOINTS AND CONTROL JOINTS.

THE KINDS OF CRACKS THAT ORDINARILY OCCUR IN CONCRETE ARE RARELY, IF EVER, SEVERE ENOUGH TO SHORTEN THE LIFE OF THE CONCRETE OR WEAKEN THE STRUCTURE. THEY ARE USUALLY MORE OF A NUISANCE THAN A CAUSE OF CONCERN. WHEN THIS DOES OCCUR, YOU CAN FILL THE RESULTING GAP WITH GRAY SILICONE SEALANT, WHICH IS MADE FOR CONCRETE, AND CAN BE FOUND AT MOST LOCAL HARDWARE STORES.

CONCRETE SLABS, WALKS, STEPS ARE NOT REPLACED DUE TO CRACKING OR DISCOLORATION.

NOTE: DO NOT ALLOW MOVING VANS OR LARGE TRUCKS TO DRIVE OR PARK ON YOUR DRIVEWAY OR SIDEWALK. WE DESIGN CONCRETE DRIVE FOR CONVENTIONAL RESIDENTIAL VEHICLE USE SUCH AS FAMILY CARS, VANS, LIGHT TRUCKS, AND BICYCLES.



ROOFING

THE ROOF RECEIVES THE HARDEST WEAR OF ANY PART OF A HOME. STORMS, HOT SUN, RAIN AND FLUCTUATING TEMPERATURES MAY CAUSE UNPREDICTABLE DAMAGE; BECAUSE OF THIS WE CANNOT GIVE ANY GUARANTEE AGAINST STORM DAMAGE. IT PAYS TO INSPECT YOUR ROOF ANNUALLY AND AFTER A MAJOR STORM FOR DAMAGE. BE SURE TO USE CAUTION WHEN DOING SO. CHOOSE A PROPER LADDER AND PLACE IT CAREFULLY AT THE BEST VANTAGE POINTS FOR INSPECTION TO AVOID WALKING ON THE ROOF AND POSSIBLY BREAKING SHINGLES. IT IS IMPORTANT TO CHECK THE METAL FLASHINGS AND PVC PIPE BOOTS FOR CAULK SEPARATION AND SHRINKAGE ON A YEARLY BASIS OR AFTER A HIGH WINDSTORM. DOING SO WILL MAINTAIN THE INTEGRITY OF THE MOISTURE BARRIER.

UNDER BLOWING RAIN CONDITIONS, SOME WATER PENETRATION CAN BE EXPERIENCED THROUGH OR AROUND ROOF PENETRATIONS. THE ATTIC AREA SHOULD BE CHECKED DURING THESE TYPES OF CONDITIONS, AND PRECAUTIONS TAKEN TO PREVENT DAMAGE TO INSULATION, DRYWALL, ETC.

IF A LEAK DEVELOPS, FIRST MAKE SURE IT IS NOT CAUSED BY INCORRECT OPERATION OF YOUR AIR CONDITIONER. IT IS EITHER YOUR THERMOSTAT SETTINGS (SEE "AIR CONDITIONING") OR CONDENSATION (SEE "CONDENSATION"). TRY TO DETECT THE EXACT LOCATION. THIS WILL GREATLY SIMPLIFY FINDING THE AREA THAT REQUIRES REPAIR WHEN THE ROOF IS DRY. WHEN PRACTICAL, PLACE A CONTAINER UNDER DRIPPING WATER. EVEN IF THESE TROUBLESHOOTING TIPS DO NOT IDENTIFY THE EXACT PROBLEM, THE INFORMATION YOU GATHER WILL BE VERY USEFUL IN HELPING FIND THE CAUSE OF THE PROBLEM.

- NEVER NAIL ANYTHING TO YOUR ROOF.
- NEVER WALK ON YOUR ROOF UNLESS IT IS ABSOLUTELY NECESSARY.

A SERIOUS LEAK COULD RESULT WITH SUBSEQUENT DAMAGE TO INTERIOR WALLS.





BRICKS

YOUR HOME HAS TWO TYPES OF WALLS—BEARING AND NONBEARING.

- ALL EXTERIOR WALLS ARE BEARING WALLS. ALTERATION OF A BEARING WALL MUST BE DONE CAREFULLY TO AVOID REDUCING ITS BEARING CAPACITY.
- NONBEARING WALLS MAY BE ALTERED WITHOUT FEAR OF STRUCTURAL DAMAGE.

BRICKS

BRICK IS ONE OF THE MOST DURABLE AND LOWEST MAINTENANCE FINISHES FOR A HOME'S EXTERIOR. SMALL CRACKS MAY APPEAR IN THE MORTAR JOINTS AS A RESULT OF SHRINKAGE AND IS PART OF THE SETTLING PROCESS OF THE HOME. AFTER SEVERAL YEARS, FACE BRICK MAY REQUIRE TUCK POINTING (REPAIRING THE MORTAR BETWEEN THE BRICKS). OTHERWISE, NO REGULAR MAINTENANCE IS REQUIRED.

EFFLORESCENCE

THE WHITE, POWDERY SUBSTANCE THAT SOMETIMES ACCUMULATES ON BRICK SURFACES IS CALLED EFFLORESCENCE. THIS IS A NATURAL PHENOMENON AND CANNOT BE PREVENTED. IN SOME CASES, YOU CAN REMOVE IT BY SCRUBBING WITH A STIFF BRUSH AND VINEGAR. THIS IS A HOME OWNER MAINTENANCE ISSUE.

WEEP HOLES

YOU MAY NOTICE SMALL HOLES IN THE MORTAR ALONG THE LOWER ROW OF BRICKS. THESE HOLES ALLOW MOISTURE THAT HAS ACCUMULATED BEHIND THE BRICK TO ESCAPE. DO NOT FILL THESE HOLES OR PERMIT LANDSCAPING MATERIALS TO COVER THEM.





LANDSCAPING

IF YOU HAVE CHOSEN TO HAVE LANDSCAPING DONE,

THE GRASS AND LANDSCAPE PLANTS AROUND YOUR NEW HOME HAVE BEEN PLANTED TO OUR SPECIFICATIONS AND ARE NOW READY FOR YOUR CARE. THESE ARE LIVING THINGS; THEY WILL REQUIRE REGULAR CARE AND WATERING.

FORREST RIDGE HOMES DOES NOT GUARANTEE YOUR GRASS OR LANDSCAPE PLANTS.

YOU MAY WANT TO CONSULT A QUALIFIED SPECIALIST REGARDING WATER REQUIREMENTS AND PROPER CARE FOR YOUR LOCATION AND SPECIFIC SOIL CONDITIONS.

PROPER CARE OF THE GROUNDS AROUND YOUR HOME WILL NOT ONLY ADD TO THE BEAUTY OF YOUR HOME, BUT CAN ALSO PROTECT THE STRUCTURE ITSELF.

1. ESTABLISH A FLEXIBLE WATERING PROGRAM BASED ON WEATHER CONDITIONS.
2. DO NOT WATER MORE THAN IS NECESSARY FOR THE GROWTH AND MAINTENANCE OF YOUR LAWN, TREES AND PLANTS. (THEY CAN ACTUALLY THRIVE ON LESS WATER THAN YOU MIGHT BELIEVE.)
3. DO NOT WATER YOUR LAWN AREAS TO THE POINT THAT WATER "PONDS" IN LOW AREAS OR IN SWALES.
4. DO NOT FLOOD FLOWERBEDS ADJACENT TO YOUR FOUNDATION OR PATIO SLAB.
5. GIVE YOUR YARD SPECIAL ATTENTION DURING DRY PERIODS, ESPECIALLY TO ANY BARE SPOTS THAT DEVELOP.

YOUR LOT AND SURROUNDING LOT GRADES WERE ESTABLISHED TO PROVIDE PROPER DRAINAGE AWAY FROM YOUR HOME WITHOUT UNNECESSARILY DISTURBING OTHER LOTS. AS THE EARTH AROUND YOUR HOUSE BECOMES COMPACTED, DEPRESSIONS MAY FORM. TO MAINTAIN THE GROUNDS PROPERLY, FILL THESE PLACES WITH DIRT SO WATER WILL NOT COLLECT IN THEM. ALSO, FILL ANY SMALL DEPRESSIONS IN YOUR LAWN.

IF YOUR HOME IS ON A TERRACED OR HILLSIDE LOT, PAY PARTICULAR ATTENTION TO ANY SLOPES THAT BORDER YOUR LOT TO THE SIDES, FRONT, OR REAR. SLOPES ARE DESIGNED WITH CERTAIN FEATURES THAT PROTECT THEM FROM THE EFFECTS OF SURFACE WATERS. HERE, LESS WATER IS MORE DESIRABLE THAN TOO MUCH. WATERING SHOULD BE DONE IN ACCORDANCE WITH WEATHER CONDITIONS AND THE WATER REQUIREMENTS OF THE PLANTS ON THE SLOPE. DO NOT WATER TO A POINT THAT THE WATER RUNS FREELY DOWN A SLOPE.

WHETHER YOU WANT TO CARRY OUT A SPECIFIC DECORATIVE SCHEME WITH YOUR NEW PLANTS, OR JUST ADD A VARIETY OF PLANTS THAT YOU PARTICULARLY ENJOY, YOU MIGHT WANT TO LOOK AT DROUGHT-RESISTANT PLANTS THAT WILL HELP CONSERVE WATER.

WHEN PLANNING YOUR PLANTS, REMEMBER THAT MORE DRAINAGE IS BETTER THAN LESS DRAINAGE. AVOID PLANTING SHRUBS OR TREES IN THE DRAINAGE SWALES IN YOUR SIDE YARD AREAS. THESE NEED TO BE CLEAR SO THAT WATER FROM THE REAR YARD AREAS WILL HAVE UNOBSTRUCTED PASSAGE THROUGH YOUR SIDE YARDS TO YOUR FRONT YARD (SWALE). AND IF YOU DECIDE TO CHANGE ANY PLANTINGS ON A SLOPE, MAKE SURE PROPER DRAINAGE IS MAINTAINED.



UV NOTICE

ULTRA VIOLET RADIATION CAN EFFECT BUILDING MATERIALS SUCH AS WOOD OR WOOD COMPOSITE PRODUCTS. TYPICALLY, THE RESULTS OF EXPOSURE TO UV RADIATION ON WOOD BASED PRODUCTS ARE SHRINKAGE, WARPING, TWISTING AND SPLITTING. THE MOST VUNERABLE PLACES ON YOUR HOME TO UV RADIATION ARE FENCES, EAVE AND GABLE WORK, EXTERIOR TRIM AND CORBELS. NATURAL WOOD EXTERIOR DOORS ARE ESPECIALLY SUSCEPTIBLE TO UV RADIATION.

FORREST RIDGE HOMES CANNOT WARRANTY AGAINST THE EFFECT THAT ULTRA VIOLET RADIATION MAY HAVE ON ANY OF THE WOOD, WOOD COMPOSITE FINISHES ON THE EXTERIOR OF YOUR HOME OR ACCESSORY ITEMS SUCH AS FENCES. ANY CLAIMS AGAINST FORREST RIDGE HOMES WARRANTY PERTAINING TO SPLIT, WARPED OR SHRUNKEN BUILDING MATERIALS MUST BE PRESENTED IN WRITING TO FORREST RIDGE HOMES WITHIN THE FIRST THIRTY DAYS OF OCCUPANCY. OTHERWISE THESE CLAIMS WILL BE CONSIDERED DUE TO NORMAL AND INCONTROLABLE EFFECTS OF UV INFLUENCE AND NOT CONSIDERED A WARRANTY ITEM.

SHRUBS & TREES

ALL SHRUBS & TREES BECOME THE RESPONSIBILITY OF THE HOMEOWNER AFTER CLOSING. WE WILL REPLACE ANY DEAD PLANTINGS NOTED ON FINAL WALK- THRU LIST.

WHEN PLANTING FLOWERBEDS OR SHRUBS ADJACENT TO YOUR FOUNDATION, BE SURE TO ALLOW FOR GOOD DRAINAGE AWAY FROM THE FOUNDATION. LEAVE A MINIMUM OF 8" BETWEEN THE EARTH AND THE TOP OF THE INSIDE FLOOR, SO WATER CANNOT GET INTO THE JOINT BETWEEN THE FOUNDATION AND THE WALLS.

- CHOOSE PLANTS THAT REQUIRE A MINIMUM OF WATER TO MAINTAIN GROWTH. PLANTS THAT REQUIRE HEAVY WATERING SHOULD BE LOCATED ELSEWHERE IN YOUR YARD.
- TAKE INTO CONSIDERATION THE SIZE THE PLANT WILL BE WHEN FULLY GROWN.
- AVOID DEEP-ROOTED PLANTS THAT COULD BURROW UNDER YOUR FOUNDATION, CREATING CHANNELS FOR WATER TO UNDERMINE YOUR FOUNDATION.
- DO NOT BUILD HIGH BEAMS AROUND YOUR PLANTS. THIS CREATES "PONDING" OF SURFACE WATER.

SPRINKLERS - (OPTIONAL)

UNDERGROUND SPRINKLER/IRRIGATION SYSTEMS REQUIRE HIGH MAINTENANCE.

- BE SURE THE SPRINKLER HEADS ARE TURNED SO THEY SPRAY YOUR GRASS AND LANDSCAPED AREAS, NOT YOUR HOME OR DRIVEWAY.
- BECAUSE SOD (ESPECIALLY FLORATAM) GROWS SO RAPIDLY IN THIS CLIMATE, YOUR SPRINKLER HEADS NEED TO BE CHECKED FREQUENTLY.
- IF ON PUBLIC WATER, THE WATER COMPANY REQUIRES A YEARLY BACK FLOW TEST OF YOUR BACKFLOW VALVE. AT YOUR ONE YEAR PLEASE CONTACT YOUR WATER COMPANY TO SCHEDULE THIS. YOU SHOULD RECEIVE A LETTER FROM JURISDICTION WHICH WILL HAVE A LIST OF PEOPLE WHO CAN DO THE TEST FOR YOU.

KEEP GRASS TRIMMED AWAY FROM THE SPRINKLER HEADS. YOU MAY EVEN NEED TO RAISE THEM.

KEEP THE MANUFACTURER'S INSTRUCTION MANUAL HANDY. IT TELLS YOU HOW TO SET YOUR SYSTEM TIMER OR PROGRAMMER, WHICH YOU MAY NEED TO DO AFTER A POWER FAILURE.

MISCELLANEOUS

IF YOU MUST LEAVE YOUR HOME UNOCCUPIED FOR AN EXTENDED PERIOD OF TIME, FOLLOWING ARE SOME PRECAUTIONS AND PREPARATIONS YOU SHOULD CONSIDER . . .

DOORS AND WINDOWS: TO DISCOURAGE INTRUDERS AND PREVENT WEATHER DAMAGE, CLOSE AND LOCK ALL DOORS AND WINDOWS.

INSPECTIONS: ARRANGE WITH A FRIEND, A NEIGHBOR, OR A PROFESSIONAL SERVICE TO MAKE PERIODIC INSPECTIONS INSIDE AND OUTSIDE YOUR HOME. YOU'LL WORRY LESS IF YOU KNOW SOMEONE IS KEEPING AN EYE ON THINGS AT HOME.

KEYS: MAKE SURE A TRUSTED NEIGHBOR HAS A SET OF HOUSE KEYS IN CASE OF AN EMERGENCY, AND KNOW HOW TO REACH YOU.

NEWSPAPER DELIVERIES: HOLD ALL NEWSPAPER DELIVERIES. AN ACCUMULATION OF NEWSPAPERS IN YOUR DRIVEWAY INVITES TRESPASSERS AND BURGLARS.

PETS AND PLANTS: MAKE SUITABLE ARRANGEMENTS TO "BOARD" PETS AND HOUSEPLANTS WITH A NEIGHBOR OR ELSEWHERE.

REFRIGERATOR: REMOVE ALL FOOD. DISCONNECT TO DEFROST. LEAVE DOOR AJAR TO PREVENT MOLD AND ODOR.

ROOF: MAKE SURE DOWNSPOUTS AND GUTTERS ARE CLEAR OF LEAVES AND RUBBISH. REPAIR LEAKS.

TELEPHONE: YOUR TELEPHONE CAN BE PUT ON "VACATION" IF YOU WILL BE GONE FOR MORE THAN A FEW WEEKS. CALL YOUR TELEPHONE COMPANY FOR DETAILS.

THERMOSTAT/HUMIDISTAT: HUMIDITY IN YOUR HOME CAN QUICKLY CAUSE MILDEW. BE SURE TO FOLLOW THE MANUFACTURER'S DIRECTIONS FOR SETTING YOUR THERMOSTAT AND HUMIDISTAT BEFORE LEAVING YOUR HOUSE UNOCCUPIED FOR MORE THAN A DAY OR TWO.

TRASH: SPONTANEOUS COMBUSTION HAS STARTED MANY FIRES. CLEAR CLOSETS AND THE GARAGE OF STACKS OF PAPERS AND RAGS. DISPOSE OF HIGHLY FLAMMABLE MATERIALS SUCH AS OIL, GASOLINE, AND PAINT CANS.

WATER: TURN YOUR WATER OFF AT THE MAIN SHUT-OFF WHERE THE LINE ENTERS YOUR HOME.

WATER HEATER: TURN YOUR WATER HEATER DIAL TO THE VACATION SETTING.

YARD: ARRANGE FOR SOMEONE TO MOW YOUR GRASS AND DO THE NECESSARY YARD WORK.

YOU'LL THINK OF MANY ADDITIONAL ITEMS TO ADD TO THIS LIST. WE OFFER IT AS A PLACE TO START BECAUSE MOST PEOPLE ARE TOO BUSY PACKING AND TAKING CARE OF BUSINESS MATTERS TO THINK OF EVERYTHING THAT NEEDS TO BE DONE. WHEN YOU RETURN HOME, JUST REFER TO THE LIST AND EVERYTHING WILL QUICKLY BE BACK TO NORMAL.

WHILE WE STRIVE TO BUILD A DEFECT-FREE HOME, WE ARE REALISTIC ENOUGH TO KNOW THAT, WITH REPEATED USE, AN ITEM IN THE HOME MAY FAIL TO PERFORM AS IT SHOULD. WHEN THIS OCCURS, WE WILL MAKE NECESSARY CORRECTIONS SO THE ITEM MEETS OUR WARRANTY GUIDELINES. IN SUPPORT OF THIS COMMITMENT, FORREST RIDGE HOMES PROVIDES YOU WITH A LIMITED WARRANTY.



MISCELLANEOUS

SLIDING GLASS DOORS: YOUR HOME MAY HAVE ONE OR MORE SLIDING GLASS DOORS. THE CONSTRUCTION OF THESE DOORS IS RIGIDLY CONTROLLED TO PROTECT YOU FROM HAZARDS.

FOR EXAMPLE, THE GLASS IS NOW TEMPERED, MAKING IT FAR MORE DIFFICULT TO BREAK. THE OLD HAZARD OF BEING SEVERELY CUT BY WALKING THROUGH A PATIO DOOR HAS BEEN ELIMINATED, BUT IS REPLACED WITH A LESSER HAZARD – THAT OF WALKING INTO A CLOSED PATIO DOOR. APPLYING DECORATIVE DECALS AT EYE-LEVEL ON YOUR PATIO DOORS WILL LESSEN THIS HAZARD.

IN THE UNLIKELY EVENT THAT A PATIO DOOR PANEL BREAKS, THE TEMPERED GLASS WILL NOT SHATTER INTO JAGGED PIECES LIKE REGULAR GLASS DOES. RATHER, IT PULVERIZES INTO HARMLESS SMALL BITS. AVOID SCRATCHING YOUR DOORS, AS THIS COULD CAUSE THEM TO BREAK.

THE DOOR TRACKS ARE DESIGNED TO ALLOW ANY WATER THAT REACHES THE DOORS TO DRAIN AWAY. (HOLES ARE PUT ALONG THE TRACK FOR THIS PURPOSE). CLEAN THE TRACK REGULARLY. KEEP IT FREE OF SMALL STONES AND DUST SO THE HOLES DON'T GET CLOGGED AND ALLOW WATER TO SEEP INTO YOUR HOME.

IF A SLIDING DOOR BECOMES DIFFICULT TO LOCK, LUBRICATING IT WITH ANY GOOD HOUSEHOLD OIL SHOULD FREE UP THE ACTION.