

J D Lesemann Company, Inc.

Warranty and Maintenance Manual



(address)

(date)

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The various stages of construction of each *JD Lesemann Company, Inc.* home follow a carefully monitored sequence. Daily inspections by a Company representative will ensure quality control at every level. As each house is completed, a “Quality Inspection” is completed.

Your home comes with limited warranty coverage from *JD Lesemann Company, Inc.* (as set forth in this manual) as well as a major structural defect warranty as prescribed by South Carolina law. You will also receive the manufacturer’s warranty information for some products and appliances in your home.

This Warranty and Maintenance Manual must be read carefully in order for you to understand:

- ◆ What is covered by *JD Lesemann Company, Inc.*
- ◆ Extent of the coverage
- ◆ Builder responsibility
- ◆ Homeowner responsibility

Because customer satisfaction is our highest priority, we have provided for scheduled warranty service. After you have lived in your new home for seventy-five days, a representative of *JD Lesemann Company, Inc.* will contact you by phone to arrange a “90-day walk-through inspection.” At this time any warrantable items that may have appeared in the first two months of occupancy will be noted and corrected in a timely manner. The warranty exclusions and limits are further explained later in this manual.

All warranty work other than emergency situations will be performed between the hours of 8:00 A.M. and 4:00 P.M. on non-holidays, Monday through Friday.

In rare situations immediate action may be necessary (i.e., roof leak, loss of heating or cooling, burst water pipe). In such cases you should first take timely action to prevent personal injury and/or property damage and then notify the appropriate subcontractor.

A list of the major subcontractors (e.g., electrical, plumbing and heating/cooling) and their phone numbers has been provided for your assistance. If you are unable to contact the subcontractor, call our office and ask for a Company representative. The 90-day and one year warranty service requests are scheduled in the order in which the homes were closed. Sometimes adverse weather conditions, scheduling, or the temporary unavailability of materials or labor can cause a delay in performing the work on your list. If this happens, a Company representative will contact you and explain the reason for the delay.

Please understand that emergency action is reserved for emergency situations. Unless the problem poses the threat of personal injury or property damage you should wait until the next normal business day to notify us.

Policy and Procedures

Introduction

Every effort has been made to provide you with a quality product. We sincerely hope that your new home meets or exceeds all your expectations and that you enjoy many satisfying years in your *JD Lesemann Company, Inc.* home.

Service

In order to give you the best service possible, we will contact you after the first seventy-five days of occupancy. A Company representative will telephone your home to schedule your 90 day service request.

Any item that requires attention will normally appear during the first ninety (90) days of your occupancy. Please do not report these items individually. These items should be reported to a Company representative on the ninety (90) day service request. After eleven months of occupancy, you will again be contacted by *JD Lesemann Company, Inc.* to schedule your one-year service request. Homeowners are contacted during the eleventh month of occupancy to ensure that all warranty items are complete before the expiration of the One-year Limited Warranty.

Under normal circumstances we allow ten (10) working days for the completion of routine 90 day and 1 year service request lists. Requests receive prompt attention by our organization; however, there are times when the subcontractors may be unavoidably delayed. Weather conditions, availability of materials or labor shortages may delay immediate action. All delays will be held to a minimum. A Company representative will notify you in the event of any delay. *JD Lesemann Company, Inc.* reserves the right to choose the ways, means, and materials of making necessary repairs.

B. Emergency Service

Any emergency repairs will be handled as soon as possible. The telephone numbers of our subcontractors are located in this manual. You may also call our office at (803) 478-6025 day or night, and qualified help will be located.

C. Warranty Service Period

Warranty coverage begins on the day of occupancy or closing date, whichever occurs first. Therefore, all warranties begin on this date and end on the anniversary of this date.

D. Warranty Limits

JD Lesemann Company, Inc. and its subcontractors warrant all warrantable items as outlined in this manual. However, *JD Lesemann Company, Inc.* and its subcontractors cannot be responsible for consequential damage due to lack of **homeowner maintenance or negligence.**

Policy and Procedures

Introduction

Items which will not be corrected unless noted on the Pre-Settlement Inspection form are those defined as “cosmetic.” **“Cosmetic” items include, but are not limited to nicks, scratches, scuffs, scrapes, gouges and dents on:**

- | | |
|---------------------------|---------------------------------|
| ◆ Walls and Ceilings | ◆ Counter tops and Vanity tops |
| ◆ Tubs, sinks, showers | ◆ Appliances |
| ◆ Vinyl and Wood flooring | ◆ Doors, Cabinets, and Woodwork |

E. Warranty Exclusions

The limited warranty coverage from *JD Lesemann Company, Inc.* as set forth in this Warranty and Maintenance Manual does not extend to include the following:

- a. Any items that are not specifically identified in this Warranty and Maintenance Manual as being covered under *JD Lesemann Company, Inc.* limited warranty;
- b. Any defect in, caused by, or resulting from materials or work supplied by anyone other than *JD Lesemann Company, Inc.* employees, agents or subcontractors;
- c. Normal wear and tear or normal deterioration;
- d. Any damage to the extent it is caused or made worse by:
 1. Negligence, improper maintenance or improper operation by anyone other than *JD Lesemann Company, Inc.*, its employees, agents or subcontractors; or
 2. Failure by the homeowner or by anyone other than *JD Lesemann Company, Inc.*, its employees, agents, or subcontractors to comply with the warranty requirements of manufacturers of appliances, fixtures and items of equipment; or
 3. Failure by the homeowner to give notice to *JD Lesemann Company, Inc.* of any defects within a reasonable time; or
 4. Changes in the grade of the property by anyone other than *JD Lesemann Company, Inc.*, its employees, agents or subcontractors; or
 5. Changes, alterations or additions made to the home by anyone after the original closing of the home; or
 6. Dampness or condensation caused by the failure to maintain adequate ventilation.
- e. Loss or damage which the homeowner has not taken timely action to minimize;

Policy and Procedures

Introduction

- f. Loss or damage, not otherwise excluded under this Limited Warranty, which does not constitute a defect in the construction of the home by *JD Lesemann Company, Inc.*, its employees, agents or subcontractors;
- g. Loss or damage caused by or resulting from accidents, riot and civil commotion, fire, explosion, smoke, water escape, falling objects, aircraft, vehicles, Acts of God, lightning, windstorm, hail, flood, mudslide, earthquake, volcanic eruption, wind driven rain, unstable ground conditions, sink holes and changes in the underground water table which were not reasonably foreseeable;
- h. Bodily injury or loss to personal property;
- i. Loss or damage caused by abnormal loading on floors by the homeowner which exceeds design loads as mandated by codes;
- j. Any condition that does not result in actual physical damage to home;
- k. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to inconvenience or relocation during repairs; or
- l. Consequential damage.

Emergency Telephone Numbers

The following numbers are provided in the event that you encounter a problem with any of the following items. If a problem should occur, please make every attempt to directly contact the appropriate party listed below. If the party is not available or does not respond within a reasonable time, do not hesitate to call our office.

Appliances	Ards Appliance (Mark Ard)	(803) 773-2737
Plumbing	AOT Plumbing (Corey Tisdale)	(843) 372-0303
HVAC	Turbeville Heating & Air (Tim Turbeville)	(843) 373-1250
Electrical	Bennie’s Electrical (Bennie Welch)	(843) 598-2735
Carpet & Tile	C&A Carpet (Carl Gamble)	(803) 774-0001
Water Heater	Clarendon Gas Co. (Townes Walker)	(803) 433-4468
Gas Fireplace	Clarendon Gas Co. (Townes Walker)	(803) 433-4468

WARRANTY BY MANUFACTURER AND OR CONTRACTOR
(See Manufacturer's warranty to determine if warranty is full or limited)

The following warranties are guaranteed by the manufacturers of said products. *JD Lesemann Company, Inc.* and its subcontractors will fully warrant material and installation of said items for a period of one (1) year. All other warranties stated are for the original owner only.

Please note that the warranty will cover parts and labor for a period of one (1) year. Any installation or labor charges after one year will be the responsibility of the homeowner.

A. Heating and Air Conditioning

Heat Pumps are installed for heating and cooling in your home. *JD Lesemann Company, Inc.* and its subcontractors fully warrant the installation of your heat pump. The manufacturer (**Rheem**) warrants the system to the first homeowner to be free from defects in material and workmanship as follows: the manufacturer warrants the compressor for ten (**10**) years and all other parts and equipment for a period of five (**5**) years. During the first year there will be no charge for replacing any part. For the remainder of the individual warranty periods, labor charges and the cost of refrigerant will not be included in the warranty.

After electricity has been turned on, our heating and air contractor properly adjusts your system and sets the thermostat.

Note: Obtaining a maintenance agreement from the installing subcontractor is recommended.

Helpful Hints: For better performance, lower electric bills, and a cleaner home, you should change your filters every 30 days with a pleated or better filter.

For best results set your thermostat at the desired temperature and do not continually adjust the temperature up and down.

B. Water Heater

Clarendon Gas Co. warrants your Rinnai water heater for a period of (1) year on parts and labor. They warrant the water heater for ten (10) years on parts. Call Clarendon Gas Co. if you encounter any problems with your Rinnai water heater. The manufacturer has a warranty card that must be mailed in promptly. Please look through your Owner's Manual to find the card and mail it in.

Note: Your thermostat is initially set at a proper level for adequate hot water by the manufacturer. If adjustment is necessary, please contact Clarendon Gas Co. for instructions.

C. Plumbing

Plumbing fixtures and devices are warranted for one (1) year. The water and drainage pipes in the plumbing system in your home are under warranty by *JD Lesemann Company, Inc.* and its subcontractor for a period of one (1) year. This warranty covers major defaults such as waterlines separating, faulty equipment, and faulty or improper installation. The warranty does not cover damage due to frozen pipes. Also, any unauthorized repairs on the plumbing system will void warranty.

Plumbing leaks must be reported to our plumbing subcontractor and office immediately. **We cannot be responsible for damage due to any negligence on the part of the homeowner.**

Note: All hot and cold water lines to each fixture (including the dishwasher) have cut off valves for emergency shut off. There is also a cut off valve for your entire home that is located in the ground in a valve box near your exterior foundation wall. A Company representative will locate the main water cut off during the pre-settlement inspection and orientation.

Flushing Mechanism on Toilets: The reservoir tank holds the amount of water necessary to properly flush a toilet.

A brief inspection of the other working parts of the toilet tank will enable you to correct some common problems.

Note: In accordance with Federal law, low volume water closets (water saver toilets) have been installed in your new home. The low volume toilets use significantly less water than the toilets used prior to January 1994. Due to the change in water volume you may notice a difference in operation. At times more than one flush may be necessary.

Helpful Hints: Sewer Line Stoppage. A rubber plunger creates a strong vacuum and when used properly will usually clear clogged pipes. Sewer line stoppage is normally a homeowner maintenance problem.

D. Electrical System

JD Lesemann Company, Inc. and its subcontractors warrant your electrical system and items of equipment for a period of one (1) year. In addition, *JD Lesemann Company, Inc.* and its subcontractors warrant the wiring for a period of one (1) year. Repairs and alterations made to the electrical system by anyone other than the installing contractor may void the warranty.

All circuits in your home are protected by automatic circuit breakers. No fuses are required. After any electrical failure, check your circuit breaker first. To resume power simply reset the circuit breaker (see Helpful Hints). Disconnect and check all appliances on the circuit with which you are having trouble.

Helpful Hints: To re-set your circuit breakers, be certain to flip the switch all the way to the “off” position, and then back to the “on” position. If kitchen, bath, outside, or garage receptacles do not work, check your G.F.I. breaker in the panel box, or GFI receptacle, and reset if necessary.

E. Major Kitchen Equipment

JD Lesemann Company, Inc. and its subcontractors warrant the installation of major kitchen equipment only. All other equipment warranties are covered by the manufacturer.

For warranty service on major kitchen equipment, please call the manufacturer service number provided on the subcontractor list located in this manual.

Please make certain that you fill in and mail the warranty cards for each of your appliances in order to validate your Manufacturer’s warranty. If you are unable to locate any warranty cards please contact your Company representative for a duplicate copy. All manufacturers’ warranties begin on the date of occupancy or closing date, whichever occurs first, and end on the anniversary of the same date.

Note: Any appliances which have been used cannot be returned, unless defective and the manufacturer warranty covers this.

Helpful Hint: Read the manufacturer’s literature prior to using any appliances.

Warranty

Structural

J D Lesemann Company, Inc. warrants that your house is constructed according to local, county and state code requirements.

Local City or County inspectors make inspections on the footing and slab before they are poured and the foundation when completed. The framing, plumbing, heating, electrical and insulation systems are inspected during the building process and when the building is complete. These inspections are made by qualified individuals employed by the building inspection department to insure your home complies with all local building codes.

We consider the following items to be of structural nature and covered under this warranty: footing, foundations, concrete slab and frame.

A. Footing

J D Lesemann Company, Inc. and its subcontractors warrant the footing against failure for a period of one (1) year. In the event that failure of the footing is reported within the warranty period, *J D Lesemann Company, Inc.* will determine the ways and means of correction. Abnormal settlement of footing due to unknown ground conditions (i.e., underground springs, unstable soil, sink holes, etc.) are not covered under this warranty.

B. Foundation

J D Lesemann Company, Inc. and its subcontractors warrant the foundation against failure for a period of one (1) year. In the event that failure of the foundation is reported within the warranty period, *J D Lesemann Company, Inc.* will determine the ways and means of correction. Abnormal settlement of foundation due to unknown ground conditions (i.e., underground springs, unstable soil, sink holes, etc.) are not covered under this warranty.

Termite Treatment: Your home has been treated for subterranean termites during construction. Your home is warranted against termites for a period of one (1) year from the time of treatment (refer to soil treatment letter). Your home is treated during the first month of construction. Therefore, your termite bond (warranty) will expire before you have occupied the home for one (1) year. Approximately 3 to 7 months of the warranty will be left depending on time of occupancy. Prior to this one year period, it is recommended that you contact the bonding pest control company to renew and continue the termite bond (i.e., implement an annual renewal policy) so as to have the property checked for termites and damage annually.

Helpful Hints: The termite bond must be renewed yearly for coverage to remain in effect. You should be contacted by the termite company for bond renewal and inspection. The name and address of the termite company will be on the soil treatment letter you received at closing or day of occupancy. Please call them if you are not contacted prior to the anniversary of this date.

C. Concrete Slab Floor

JD Lesemann Company, Inc. and its subcontractors warrant the concrete slab floor against abnormal settlement for a period of (1) year. Ordinary, normal expansion cracks are expected. It is quite normal for concrete slab floors to be slightly irregular. Any cracks that exceed ¼ inch will be repaired by *JD Lesemann Company, Inc.* and its subcontractors during the first year. *JD Lesemann Company, Inc.* and its subcontractors do not warrant normal expansion or stress cracks or slight irregularities. *JD Lesemann Company, Inc.* reserves the right to choose the ways, means and materials for making necessary repairs.

D. Frame

JD Lesemann Company, Inc. and its subcontractors warrant the framing against construction defects for a period of (1) year. It is normal for interior and exterior walls to have slight variances on their finished surfaces. If a wall has more than ¼ inch bow out of line within a 48 inch horizontal or vertical measurement, the condition will be corrected.

Note: Floor squeaks are often temporary conditions common to new construction. Most floor squeaks can and will be corrected but a squeak proof floor cannot be guaranteed.

Warranty Settlement, Shrinkage, Condensation

A. Shrinkage

Shrinkage occurs when there is a decrease in the moisture content and contraction of the building materials. Every effort has been made to minimize shrinkage in your home. At this time there is no preventative measure known to totally eliminate shrinkage.

The conditions stated below are considered normal for a new structure. Unless any of the items are of an extreme nature, repair will be at the homeowner's expense.

Some of the direct results of shrinkage may be:

- Exterior wood boards/trim may crack slightly, shrink or contract, and caulking where applied may contract. These items are normal will be the homeowner's expense.
- Various interior wood trim and hardwood floors separate slightly (i.e., miter joints where the trim meets corners open slightly).
- Exterior and interior doors warp or bind.
- Base units of the kitchen cabinets appear to move from their original position, and the separation of the counter tops from the wall.

The above conditions are normal. Not all of them will occur in every home. Expect to see some of these conditions during the first heating cycle. Please note that when a new home is acclimatized and outside air ventilation is minimized, wood framing and trim materials will not absorb the same amount of moisture from the atmosphere as it did during construction resulting in some shrinkage. Tighter sheathing, vapor barriers, complete insulation, weather stripping, caulking, and insulated windows combine to make a house nearly air tight. Permitting your house to have ventilation at times will help prevent shrinkage.

Helpful Hint: It is suggested that you periodically (at least two times per month) ventilate your home, especially during the first heating cycle. This measure will help reduce excessive shrinkage.

See paragraph B under Maintenance on Caulking.

B. Settlement

Settlement occurs when the earth beneath the footing compacts from the weight of the new building. It is normal and expected for a new home to settle. Settlement often causes slight cracks in foundation walls and concrete slabs. These slight cracks are not harmful to the structure. *JD Lesemann Company, Inc.* does not warrant these slight settlement cracks and irregularities.

Note: Installation of ground wells within ten (10) feet of the foundation may jeopardize the structural integrity of the footing. *JD Lesemann Company, Inc.* cannot be responsible for excessive settlement caused by the installation of ground wells and/or irrigation systems.

Warranty Settlement, Shrinkage, Condensation

C. Condensation

Condensation takes place when warm, moist air comes in contact with a cold surface. Condensation may appear on water pipes, commodes, foundation walls, concrete floors, and windows.

Your new home has been tightly constructed and well insulated. Interior moisture (e.g., hot water showers in baths) can be eliminated with proper ventilation and interior moisture in general can be controlled by keeping your heating and air system on at all times.

Helpful Hint: Proper circulation of air will reduce condensation of windows, concrete floors, foundation walls, pipes and fixtures.

Note: Foundation vents on crawl space homes should remain open and unobstructed year round.

The following items are not considered to be of structural nature but they are covered by the *JD Lesemann Company, Inc.* limited warranty. The warranty on these items shall be as stated in the following information:

A. Interior and Exterior Doors

JD Lesemann Company, Inc. warrants all doors against warpage exceeding ¼ inch measured diagonally. All doors may bind at times. Do not be hasty in adjusting, planing, or cutting your door. It may correct itself. Exterior doors are subject to severe conditions because of the exposure to both internal heat and external elements. A certain amount of expansion can be expected.

Any door adjustment relative to warping, expanding, etc. will be made on your final year end warranty service request.

Helpful Hint: Periodically check the adjustable door sills on your exterior doors and adjust when necessary. Wood exterior doors must be maintained quarterly by the homeowner as per manufacturer's recommendation.

B. Interior and Exterior Trim

It is normal for baseboard, window and door casing, and crown mould to slightly separate from wall/ceiling and at joints. These conditions are not warranted and are considered normal homeowner maintenance items. However, cracks exceeding 1/8 inch in crown, door and window trim, and baseboard at the joints will be filled and touch-up painted if requested one (1) time on your 90 day or yearend service request.

Cracks in the exterior wood trim and siding greater than 1/4 inch will be corrected one time during the first year. Minor cracking is expected due to shrinkage of wood products. Minor cracks are not covered under the warranty and are considered a homeowner maintenance item to caulk all cracks as they appear.

Small knots and grain may not be noticeable through the paint on the exterior wood trim. This is the nature of the wood, and is not considered warrantable.

Homes with vinyl siding and PVC coated fascia, soffit and corners may require caulking at metal joints and corners. Minor cracking of caulk can be expected due to expansion and shrinkage of materials over a period of time. Cracks in existing caulk exceeding 1/8 inch will be corrected one (1) time during the first year. Minor cracks are not covered under the warranty and are considered a homeowner maintenance item to be caulked as they appear.

See paragraph B under Maintenance on Caulking.

Warranty

Non-Structural

Note: Stains from roofing products on exterior trim can be expected and are not covered under warranty.

Gypsum Wallboard

Often, natural shrinkage and normal settling are misunderstood for poor workmanship. **Drywall defects, such as nail pops and cracks, will be repaired without charge only if reported on the 90-day service request.**

J D Lesemann Company, Inc. will repair and repaint any wall which is damaged by the *J D Lesemann Company, Inc.* during any repair of structural items.

If drywall is damaged by a plumbing or roofing leak caused by improper installation or faulty equipment within one (1) year of closing, the area will be repaired.

Plumbing leaks should be reported to our plumbing contractor and our office immediately. *J D Lesemann Company, Inc.* and its subcontractors cannot be responsible for damage due to negligence on the part of the homeowner.

D. Interior and Exterior Paint

J D Lesemann Company, Inc. and its subcontractors warrant the exterior paint on the house against peeling for a period of one (1) year. In the event the paint peels on the exterior of the house, *J D Lesemann Company, Inc.* will scrape the area of the peeling paint, remove any loose paint, and only repair that particular board or the immediate area that is involved. We will try, but cannot guarantee matching a paint color. This guarantee only applies to peeling paint and does not apply to the natural fading of paint or mildew on a house.

J D Lesemann Company, Inc. and its subcontractors warrant the interior wall paint against peeling for a period of one (1) year. If this occurs, *J D Lesemann Company, Inc.* will scrape and repaint the immediate area.

Interior and exterior caulking is a homeowner maintenance item and is not covered under warranty. Damage that is the result of improperly maintained caulking is not warranted by J D Lesemann Company, Inc.

See paragraph B under Maintenance on Caulking.

Note: Mildew or fungus formation is a natural occurrence and is not covered under warranty. It is the responsibility of the homeowner to maintain all painted surfaces.

Warranty

Non-Structural

Helpful Hints: It is recommended that a visual inspection and repair of the exterior caulking be made with every change of season and that the exterior of your home be pressure washed at least every year.

E. Ceramic/Porcelain Tile

JD Lesemann Company, Inc. and its subcontractors warrant the tile for a period of one (1) year. This warranty includes quality of adhesion and replacement of blocks of tiles that crack due to shrinkage and settlement. Please note that only the damaged tiles will be replaced. ***JD Lesemann Company, Inc. will re-grout, if necessary, one time at the 90 day warranty service. After the 90 day warranty service, cracks that may develop in tile grout will be a homeowner's maintenance item.***

Note: *JD Lesemann Company, Inc. cannot be responsible for any damage caused by homeowner negligence.*

Helpful Hints: You may purchase tile grout from our tile supplier. Follow the manufacturer's installation instructions to make necessary repairs.

F. Cultured Marble /Solid Surface Tops/Porcelain Fixtures

JD Lesemann Company, Inc. and its subcontractors warrant the cultured marble and solid surface tops (e.g., granite, quartz, etc.) to be free from manufacturer's defects for a period of one (1) year. *JD Lesemann Company, Inc.* cannot be responsible for any damage caused by homeowner neglect.

Helpful Hints: Clean with a soft damp cloth. To remove stains use a mild soap. Never use any harsh cleaning agents especially those with abrasives like "Soft Scrub." The products "Gel Gloss" or "Comet Liquid Gel" are recommended by the manufacturer for polishing and cleaning these surfaces. ***JD Lesemann Company, Inc. and its subcontractors are not responsible for damage caused by cleaning with harsh or abrasive products.***

Note on porcelain: The glazing on any of the porcelain fixtures in your home is subject to wear. Harsh, abrasive cleaners may damage the glass-like finish of porcelain. The finish may become dull and porous. Use only non-abrasive cleaning agents to retain the everlasting beauty that can be expected of a porcelain surface.

G. Bathtubs

JD Lesemann Company, Inc. and its subcontractors warrant free-standing bathtubs, whirlpool tubs, garden tubs, and shower pans to be free from manufacturer's defects and improper installation for a period of one (1) year.

Warranty

Non-Structural

Note: Chips, scratches, gouges, etc. will not be warranted unless noted on the pre-settlement inspection form prior to occupancy. *JD Lesemann Company, Inc.* and its subcontractors are not responsible for damage caused by cleaning with harsh or abrasive products.

Helpful Hints: Use only non-abrasive cleaners recommended for fiberglass and/or acrylic. The following products are recommended by the tub manufacturers: warm water and an undiluted liquid detergent such as “Handy Andy”, “Lestoil,” “Mr. Clean,” or “Top Job.”

H. Shower Enclosures

JD Lesemann Company, Inc. and its subcontractors warrant the shower enclosures against defects prior to closing. *JD Lesemann Company, Inc.* cannot be responsible for damage caused by cleaning with harsh or abrasive products.

I. Cabinets and Counter Tops

JD Lesemann Company, Inc. and its subcontractors warrant the counter tops and cabinets against improper installation and manufacturer defects for a period of one (1) year. Any cracks, chips, gouges, burns, and scratches must be reported on your Pre-Settlement Inspection form prior to closing; otherwise, *JD Lesemann Company, Inc.* assumes no responsibility for these items.

Note: Chips, scratches, gouges, etc. will not be warranted unless noted on the pre-settlement inspection form prior to occupancy. Due to the characteristics of wood, some color variations in your cabinets can be expected. Major color differences will be corrected only if noted on the pre-settlement inspection form. Due to the limitation on width and length of laminate sheets and solid surface substrates, seams in countertops may be necessary.

J. Mirrors

JD Lesemann Company, Inc. and its subcontractors warrant all mirrors against defects prior to closing. **Any cosmetic discrepancies with mirrors must be reported prior to closing on the Pre-Settlement Inspection form.**

K. Floor Coverings - Vinyl

JD Lesemann Company, Inc. and its subcontractors warrant the vinyl tile against bubbles, cracking, or separation of seams for a period of one (1) year.

Warranty

Non-Structural

Note: *Scratches or damage to vinyl tile will be corrected only if reported on the Pre-Settlement Inspection form. J D Lesemann Company, Inc. cannot assume responsibility for damage to vinyl after occupancy. Damage caused by pets or animals along with puncture marks from high-heeled shoes is not warrantable.*

Due to expansion and contraction, the seams of the plywood subfloor may rise and show as a line beneath the tiles. Various products are used to minimize this condition, but it cannot be completely eliminated. In the event that any repairs are necessary on vinyl tile, only the damaged area will be repaired with new material. We cannot guarantee color match of the vinyl.

Helpful Hint: To assure proper treatment of your floors, it is suggested that you begin by providing protection from indentation. Composition furniture cups are designed to protect the legs of heavy objects from cutting the floors or indenting tile. They are available in hardwood stores. To reduce the risk of damage to the vinyl floor, metal domes should be removed from all legs.

To maintain the shine and finish of your vinyl floors, we recommend the use of the manufacturer's floor care products which can be purchased from your floor covering dealer or most home improvement stores. Wash your floors with lukewarm water and a mild cleaner. Scuff marks can be removed with a damp cloth. Never allow strong detergents or cleaners that contain solvents such as gasoline, kerosene, benzene, grease or oil to remain on your tile. In case of spillage, wipe off immediately. Never use varnish or shellac or any polyurethane. These liquids contain solvents which may destroy your floor.

L. Floor Coverings - Carpet

J D Lesemann Company, Inc. and its subcontractors warrant the carpet against separation of seams and improper installation for a period of one (1) year.

Note: **Due to the width of carpet rolls, there is no way to avoid seams in your home. These seams will be somewhat noticeable even with the best installation. In the event that any repairs to carpeting are necessary, every effort will be made to match the dye lot and texture. We cannot guarantee a perfect color match. Differences in texture due to traffic wear are normal when making a repair and cannot be guaranteed.**

Helpful Hint: Vacuum your carpet weekly and clean only with the manufacturer's approved methods and cleaning agents.

M. Wood Floors

J D Lesemann Company, Inc. and its subcontractors warrant the wood floors against delaminating and improper installation for one (1) year.

Note: Damage caused by pets or animals along with puncture marks from high heeled shoes is not warrantable. Expansion and contraction of wood is considered normal and is not warrantable. Face nailing in certain areas is necessary for proper installation.

Helpful Hints: **Never clean hardwood floors with water.** There are products available at local retailers for this purpose. These products will protect as well as clean your floors. Standing water on hardwood floors can cause delaminating. The wood flooring has a Polyurathane or Curathane finish; therefore, waxes and oil soaps should never be used.

N. Ventilated Shelving

JD Lesemann Company, Inc. and its subcontractors warrant the ventilated shelving against faulty installation for a period of ninety (90) days.

O. Roof

JD Lesemann Company, Inc. and its subcontractors warrant the roof against leaks caused by shrinkage, settlement, or improper installation for a period of one (1) year. Any damage to the roof caused by natural elements is covered by your insurance company and is not the responsibility of *JD Lesemann Company, Inc.* In addition to *JD Lesemann Company, Inc.* warranty, your shingles are warranted by the manufacturer for 25 years or more.

Occasionally, the plywood sheathing on the roof will show a slight irregularity of smoothness. This is normal and is not considered warrantable. In the event that a repair is necessary, *JD Lesemann Company, Inc.* cannot guarantee shingle texture or match color.

P. Insulation

JD Lesemann Company, Inc. and its subcontractors guarantee insulation is installed according to the plans, specifications, and local building code requirements.

Q. Windows

JD Lesemann Company, Inc. installed Moss Corporation 2040 series “Low-E” double hung vinyl windows in your home. *JD Lesemann Company, Inc.* and its subcontractors warrant the windows for one (1) year against defective installation. The manufacturer has a lifetime limited warranty which covers broken window seals and other defects. Please read the information enclosed in your warranty package, fill out the Warranty Certificate and mail in as soon as possible after closing. Please refer to manufacturer’s warranty for further explanation.

Note: Only broken glass that is noted on the Pre-Settlement Inspection form will be replaced. Tears in window screens are not warranted unless noted on the Pre-settlement Inspection form prior to occupancy.

R. Exterior Deck, Porches, Handrails

JD Lesemann Company, Inc. and its subcontractors warrant all decks, screen porches and exterior hand rails for a period of one (1) year. Cracking, warping, splitting and shrinkage are to be expected with exterior pressure treated wood materials and are not covered under the warranty.

Note: Screen fabric has a tendency to stretch due to normal climactic conditions. Tautness of this material cannot be warranted. Tears in screen wire are not warranted unless noted on the Pre-settlement Inspection form prior to occupancy.

S. Vinyl Products

JD Lesemann Company, Inc. and its subcontractors warrant the vinyl soffits, fascia and siding to be free of defects in material and workmanship for the period of one (1) year. In the event a repair is necessary, *JD Lesemann Company, Inc.* cannot guarantee color match of vinyl.

Note: Ground water that comes in contact with vinyl siding may cause discolorations. Caution should be exercised when watering lawns from well-fed irrigation systems in order to avoid stains and discolorations.

Vinyl siding installation recommendations require the product to be installed in a manner which provides room for expansion and contraction. Some “Waviness” may occur and is not warrantable.

T. Fireplace

Wood Burning –

JD Lesemann Company, Inc. and its subcontractors warrant your wood burning fireplace to be free from manufacturer’s defects and improper installation for a period of one (1) year. Refractory panels in pre-fabricated fireboxes will develop hairline cracks. These cracks are insignificant and pose no danger. To help prevent these cracks from becoming excessive, the first two fires built should be very small ones. This allows trapped air in the porous refractory panels to escape slowly; thus, minimizing stress cracks. **It is not unusual to have some rain enter through the termination cap during a blowing rain. This water will appear at the firebox. If excessive leaking occurs, the fireplace installation will be inspected.**

Gas Ventless –

JD Lesemann Company, Inc. and its subcontractors warrant your ventless gas fireplace to be free from manufacturer's defects and improper installation for a period of one (1) year. Refer to the manufacturer's warranty and instruction manual for additional warranty, use and care.

U. Brick Veneer

JD Lesemann Company, Inc. and its subcontractors warrant the brick veneer siding to be free of defects in material and workmanship for the period of one (1) year. In the event a repair is necessary, *JD Lesemann Company, Inc.* cannot guarantee exact color match of replaced brick.

Note: Ground water that comes in contact with brick veneer siding may cause discolorations. Caution should be exercised when watering lawns from well-fed irrigation systems in order to avoid stains and discolorations.

V. Fiber Cement Siding/Trim

JD Lesemann Company, Inc. and its subcontractors warrant the fiber cement siding/trim (e.g., Hardi Plank) to be free of defects in material and workmanship for the period of one (1) year. In the event a repair is necessary, *JD Lesemann Company, Inc.* cannot guarantee exact color match of repainting fiber cement siding/trim.

Note: Ground water that comes in contact with painted fiber cement siding/trim may cause discolorations. Caution should be exercised when watering lawns from well-fed irrigation systems in order to avoid stains and discolorations.

A. Concrete Areas

J D Lesemann Company, Inc. and its subcontractors warrant concrete patios, driveways, and walkways for a period of one (1) year. The warranty covers excessive deterioration of concrete due to improper mixture or installation. No exterior concrete walk, drive or patio will have standing water in excess of ¼ inch after a 24 hour period. Any cracks occurring in locations other than designed control joints which **exceed ¼ inch** will be repaired.

Note: Small cracks will develop in exterior concrete. Normal shrinkage of concrete will always cause cracks in paved concrete areas. Control joints have been placed at proper intervals to help control cracking. Every precaution has been taken to prevent cracking and chipping of concrete, but some minor cracking can be expected. Any cracking that is less than ¼ inch is considered normal and will not be repaired. In the event that any repairs are necessary on exterior concrete, only the damaged area will be repaired. J D Lesemann Company, Inc. reserves the right to choose the ways, means and materials for making necessary repairs. J D Lesemann Company, Inc. cannot guarantee color matching of concrete on any repair.

Due to mineral content in area soils, color variations and iron spots may appear in exterior concrete. These items are normal and are not considered warrantable.

B. Yards - Drainage

Provided that our Company preformed final grading and landscaping, *J D Lesemann Company, Inc.* warrants that no large areas of standing water will remain in your yard after a 24 hour period, except in the areas of drainage easement and swales. In the drainage easement and swale areas, no large areas of standing water will remain after 48 hours.

Note: Drainage easements and swales are sometimes required in order to have proper drainage on a particular home site. These homes will have a drainage swale on either side of the home in addition to the rear of the property. In some cases there will be a drainage easement along one or more of the property lines. These areas are clearly marked on your plot plan/survey, and are designed to meet drainage requirements. Any tampering with drainage swales or easements will void the warranty regarding standing water. You as the homeowner are responsible for maintaining the proper grade away from your foundation.

C. Yards-Landscape

Provided that our Company preformed landscaping, *J D Lesemann Company, Inc.* and its subcontractors warrant the plants, trees, and sod, for a period of thirty (30) days. It is the responsibility of the homeowner to maintain the new landscaping from the date of occupancy or closing date, whichever occurs first. *J D Lesemann Company, Inc.* and its subcontractors cannot be responsible for the success of the landscape and plants beyond thirty (30) days after this date.

Warranty

Exterior

Note: *J D Lesemann Company, Inc.* and its subcontractors cannot warrant the success of native trees on the property but every reasonable effort will be taken to protect these trees from damage during construction.

A. Introduction

Every home requires routine maintenance service. *J D Lesemann Company, Inc.* provides a one year warranty against defects in workmanship and products, but does not cover damage caused by homeowner neglect, improper maintenance, or improper operation.

In order to provide more information to new homeowners, *J D Lesemann Company, Inc.* has provided general information and a recommended maintenance schedule on the following pages. This provides each homeowner some basic information regarding how to maintain his or her new home.

Routine inspections and maintenance will help increase the life of your new home and keep problems to a minimum.

Note: *J D Lesemann Company, Inc.* assumes no responsibility for inspections or performance of required maintenance items listed.

These maintenance items are not covered under the *J D Lesemann Company, Inc.* One-year Limited Warranty and will be the responsibility of the homeowner.

B. Caulking

Caulking is a major part of home maintenance. Siliconized latex caulking has been applied to many areas of your home to protect against water damage. It is important that you inspect and maintain all caulking around your home every few months. These areas include tubs and showers, kitchen and bath counter tops, interior and exterior trim, windows and doors and any other areas where caulking was originally applied. It is especially important to inspect exterior doors and windows prior to the summer rainy season.

C. Dry Rot

Dry rot, or decay, can adversely affect your home. A fungus attacks wood and causes decay when conditions - mainly moisture and warm temperatures - are right. Look for rotted wood in wet areas, near plumbing and wood door jambs exposed to weather or water. The fungus usually enters the end grain (e.g., the base of a door jamb). Pay particular attention to the windward side of your house or any place else where wind can force rainwater deep into a joint or crack. Flaking or discolored paint are symptoms. The wood may be white or spongy or brown and crumbly. Wood with interior rot may sound hollow, feel spongy and yield easily to the probe of an ice pick. You may be able to fix parts such as door frames, porch rails and wood siding by cutting away the affected areas (plus six inches on either side) and splicing in fresh wood.

Note: Repair or replace rotted wood, prime and repaint quickly so the fungus will not spread.

D. Cold Weather Information

The following precautions should be taken into consideration in order to reduce the risk of frozen water supply lines during extremely cold months or time periods:

- Allow a small trickle of flow from the hot and cold water faucets. It is best to use the furthest faucet from the point where the water service enters the house.
- Disconnect all garden hoses from exterior hose bibs. Wrap the outside faucets with cloth or insulated material.
- Close foundation vents during very extreme cold conditions and reopen during normal weather periods.
- Locate your main water service line shut off valve. If your lines do freeze or break, turn the valve clockwise to shut off the main water supply to the house until the lines have thawed and checked for breaks.
- Cracks or splits in supply lines may be difficult to detect. Please call a qualified plumber for any service to your home.

Note: If you are going on vacation, do not turn down your thermostat below 68 degrees (F).

If the home is still within the limited plumbing warranty, the homeowner should contact the installing contractor for repairs. Any repairs by other contractors will void the plumbing warranty. The name and telephone number of the installing contractor is on the subcontractor list provided in this manual and given at the Pre-occupancy Orientation. If you have any questions, please contact our Company.

Preventative maintenance is the most important part of maintaining a new home. Through periodic inspections, a homeowner can increase the life of a new home and reduce the risk of costly repairs.

“Enjoy your new home, our Company took great pleasure building it”