

SHARP HOMES EMERGENCY PROCEDURES

If an emergency occurs during normal business hours (Monday-Friday, 10:00 a.m.-5:00 p.m.) please contact your Customer Service Office at 815-521-0332.

Should you experience an emergency situation after normal business hours or on a Saturday or Sunday, please see the following phone numbers to our correct subcontractors.

ACTION PLUMBING	630-293-0475
PRIDE PLUMBING	815-723-5103
OWENSBY ELECTRIC	815-254-2664
TAMARACK HEATING & COOLING	815-436-4331

Sharp Homes appreciates your understanding and respect of this emergency service. With this in mind we would like to make you aware of what constitutes an emergency condition.

NO HEAT/AIR CONDITIONING
PLUMBING/SEWER BACK-UP
ELECTRICAL PROBLEMS-NO POWER-CALL COM ED FIRST
GAS LEAK-CALL NICOR FIRST

Thank you for your understanding!



INTRODUCTION

We at Sharp Homes would like to be the first to welcome you to your new home. We are honored that you and your family have given in the privilege of building a home for you and we sincerely hope that your home will be the source of much pleasure and happiness for you and your family for many years to come.

You may be assured that your home has been built according to Sharp Homes demanding standards of quality.

As part of the following material, you received "A Maintenance Guide to Your New Home" that describes the simple maintenance procedures you should institute to supplement Sharp Homes warranty service program. Please take the time to read the following guide and implement its recommendations as soon as possible.

These procedures have been developed as a result of many years of experience as the most effective and efficient means of taking care of any adjustments that may be necessary as a result of the "curing" process a new home undergoes. Please take the time to familiarize yourself with these procedures so that we may most effectively serve you.

YOUR NEW HOME WARRANTY

Sharp Homes is proud to back your home with one of the finest warranty programs in the housing industry. For a period of one year from the date of closing. Sharp Homes warrants your home against any defects from workmanship and materials described in our 1 year limited warranty booklet. Your warranty booklet, which is located at the end of this manual, outlines common problems, their cause and Sharp Homes repair responsibility.

NEW HOME WALK THROUGH

Prior to closing, you attended a walk through with a Sharp Homes Construction Superintendent. The purpose of the New Home Walk Through is:

- To verify that the completed home meets Sharp Homes quality standards.
- To familiarize you with the features of your home and to demonstrate the operation of your home, e.g. heating and air-conditioning, electrical systems, plumbing, appliances, windows, doors and so on.
- To make sure that you understand the procedures that we have established to best service you in the event that additional adjustments may be necessary.

Your New Home Walk Through is an introduction to your new home and its many features.

During the New Home Walk Through, your Sharp Homes Superintendent and yourself will have completed the New Home Walk Through forms, noting any items that may have needed adjustment.

With a product as complex as a new home, there may be a few necessary last minute adjustments. We want to make sure that the required adjustments are identified and addressed as soon as possible. With the exception of items and work that cannot be tackled because of the weather, we will complete all adjustments noted during the New Home Walk Through within 30 days.

SCHEDULED SERVICE PROGRAM

In order to best serve you, Sharp Homes has established a program of regularly scheduled warranty inspections at certain key points during your first year of occupancy.

Sharp Homes has the following warranty inspection schedule for your new home:

- 30-Days after move-in – To answer any questions that may have arisen during the first few weeks of living in your new home and to review any adjustments that may be necessary.
- 6-Month after move in – To address any adjustments that might be necessary after your home has undergone one cycle of seasonal change – summer to winter or winter to summer.
- 11-Month after move in – To address any adjustments that might be necessary after one complete cycle of seasons. Your new home warranty for workmanship and materials is for one year only and we want to make sure that any concerns are identified and addressed prior to the expiration of your warranty.

In the case of each of the scheduled warranty inspections, the procedure is very simple. As part of the package you received at your closing, you were supplied with three (30 day, 6 month, and 11 month) Warranty Request Forms along with stamped and addressed envelopes, Please complete and mail back the appropriate Warranty Service Request Form noting any items in your new home that you feel need attention.

Our Customer Service Department will review your concerns on an item-by-item basis and recommend the best course of action. In some cases, it is preferable to postpone adjustments until the home has undergone one full cycle of seasonal changes. In other cases, it is appropriate to effect adjustments earlier. For work authorized at each warranty inspection, our Customer Service Department will issue work authorizations. For your own protection and privacy, we do not permit workmen into your home if you are not present. As a consequence, we respectfully request your cooperation in coordinating schedules accordingly.

In order that we may monitor the performance of our subcontractors and suppliers in meeting your needs, upon completion of the work, you will be asked to acknowledge that the work has been satisfactorily completed.

Please note a couple of important points

- In order to best serve you, we respectfully request that you document any concerns IN WRITING! We do not wish our service to you to be dependant upon verbal communications or subject to the possibility of miscommunication. As a consequence, we regret we are not able to accept verbal requests either by phone or in person.
- We at Sharp Homes have established this scheduled service program based upon the years of experience in most efficiently meeting the needs of our home buying customers. The key scheduled warranty inspections have been established to coincide with the critical points in the “curing” process while minimizing the demands upon your own time. For non-emergency items that might occur, we respectfully request that you wait for the next scheduled warranty inspections before requesting service.

EMERGENCY WARRANTY REQUESTS

Unfortunately emergencies sometimes do occur. In the case of emergency requests during normal business hours (Monday-Friday, 10:00 a.m.-5:00 p.m.), contact our Customer Service Department immediately at 815-521-0332.

In the event that an emergency should occur outside normal business hours, please do not hesitate to call the appropriate subcontractor directly. For your convenience, a list of the telephone numbers is included at the front of this manual. Please confine this procedure to emergency items only! Please understand and respect that our sub-contractors have established this procedure for emergency items only. Any non-emergency calls made to a sub-contractor under this emergency procedure may make you liable for a service charge from the sub-contractor.

In the event of an emergency, we will make every effort to resolve the situation as soon as possible to minimize the inconvenience and possible damage. We will repair or replace any items supplied as part of the house under your original purchase agreement with Sharp Homes. However, our warranty does not extend to consequential damage to personal property or to other items supplied or installed by others. In the unlikely event of such problems, you should refer any claims to your insurance company.

HOMEOWNERS MANUALS AND WARRANTIES

In most cases, the manufacturer provides the warranty directly to you as the homeowner. In the event of a problem, you should contact the appropriate service department directly.

Please take the time to read the manuals and return the completed warranty cards to the manufacturers. Please do not forget that in order to initiate the warranty, it is important to complete and return the registration cards.

We recommend that you store the manuals in your permanent files for convenient reference.

THE SHARP HOMES COMMITMENT

We sincerely believe that our satisfied homeowners are one of our greatest assets and it is a privilege to be of service to you. We are confident that Sharp Homes warranty service program combined with your simple maintenance program will assure you many years of pleasure and enjoyment living in your new Sharp Home.



Procedures

For a period of one year from the date of your closing Sharp Homes warrants your home from any defects in workmanship and materials, as described in this book. We are confident that, between your homeowner maintenance and our comprehensive warranty, you can be assured on many years of happiness in your new home.

This is an established program of scheduled warranty inspections, which occur at key points during your first year of occupancy. The first warranty inspection is the scheduled 30-day inspection, followed by inspections scheduled at 6 months and 11 months. A Sharp Homes Customer Service Representative will contact you to schedule any appointment. At that time you can discuss your concerns on an item-by-item basis, and the Representative will explain the best course of action to remedy your concerns. After the repairs have been made, you will be asked to acknowledge that the work has been done to your satisfaction.

We respectfully request that you document any concerns you may have in writing. Through the years, we have found that documentation is the most effective way of providing security to our homeowners, and of eliminating any miscommunication. We thank you for your cooperation in this matter.



Concrete

In this section, we will address some of the issues you may experience regarding the concrete in your new home. The one thing we can guarantee about concrete is that it will crack.

At Sharp Homes, we install control joints into the concrete to allow it to crack in a predetermined area. Due to the nature of concrete, should a repair be required, it is unlikely that it will match the color of the original concrete.

Concrete Floors

Minor cracking in basement floors is not unusual, and is considered a normal occurrence. Cracks that exceed 3/16-inch in width, or 1/8"-inch in vertical displacement will be repaired. Repairs will be done with filling, grinding or surface patching of the effected area. The repair may not match the original concrete color.

Concrete Walls

Shrinkage cracks are not unusual in concrete foundation walls. Hairline cracks are a characteristic of this material. Where water is penetrating and circumstances allow an injection method will be employed to repair a shrinkage crack.

Concrete Settling

Stoops, steps, concrete walkways and garage floors should not settle, heave or separate in excess of 1/2-inch from their original positions. It may be necessary to remove and replace the effected area to remedy excessive settlement of concrete. The repair may not match the original concrete color.

Out of Level Foundation Walls and Concrete Floors

Foundation walls should not be out of level in excess of 1/2-inch within 20 feet. To repair this, the bottom plate would be shimmed, and the void would be grouted. For concrete floors, anything in excess of 1/2-inch going to a floor drain would be unacceptable. To repair this, a floor leveling compound would be used.

Pitting, Scaling or Spalling of Concrete

Concrete should not deteriorate to the extent that an excessive amount of stone aggregate is exposed or loose. It may be necessary to remove and replace the affected area that is pitting, scaling or spalling. The repair may not match the original concrete color. We would advise you to avoid using salt, chemicals and/or mechanical implements on concrete. These will destroy or deteriorate your concrete.

Damp Basement Walls and/or Floors

Excessive humidity will cause dampness wicking through basement walls or floors and it will cause condensation of water vapor on cool basements walls and floors. Installing a dehumidifier will eliminate excessive moisture in the basement. Also, opening the basement vents while humidity is present cannot be avoided, and are not considered defects.

Standing Water on Concrete

Water should drain off stoops and steps. After normal rainfall, the possibility of minor water standing should be anticipated. Sharp Homes will address any water ponding on concrete. The repair may not match the original concrete color.

Basement Leaks

Water seepage in a basement will be repaired. Basement leaks caused by improper landscaping or by failure to maintain proper grades are not covered by this warranty.



Carpentry

Floor Squeak

Floor squeaks are often temporary conditions, common in new construction, and a squeak-proof floor cannot be assured. Floor squeaks are not a warrantable condition.

Sub-Floor Appears Loose

Loose sub-floor is not uncommon in a newly constructed home. If you experience a loose sub-floor, contact your Customer Service Representative.

Roof Show Ridges or Depression

Roof sheathing should not ridge or depress more than 1/4-inch within 24 inches. Adjusting the roof sheathing to remove the appearance of the ridge or depression may be necessary.

Workmanship of Interior Trim

Gaps in or between molding and adjacent surfaces should not exceed 1/16-inch in width. Sharp Homes will either putty or replace the material causing the gapping.

Large Gaps Present in Exterior Trim

Exterior trim shall be securely fastened. Joints between exterior trim sections shall be appropriately gapped, per manufacturer's specifications, and gaps should be filled with caulk. Sharp Homes will replace or correct exterior trim.



Electrical

Electrical Outlet Malfunction

Sharp Homes will repair or replace any electrical outlets, switches and fixtures that do not operate correctly or perform to the product design.

Electrical Switch or Outlet Cover Plumb/Level

Also light switches and electrical outlets should fit against the wall. Sharp Homes will adjust any switches or outlets that protrude from the wall

Drafts From Electrical Outlets

Electrical junction boxes on exterior walls may cause airflow from the cold exterior. This is known as convection; air is being drawn through the outlet into warm interior air space. This is a normal occurrence with outlets on exterior walls. Sharp Homes cannot warrant against drafts resulting from air convection through outlets from the exterior.

Frequent Trips of Ground Fault Interrupter

Ground fault interrupters are safety sensitive devices installed with some electric circuits to provide protection against electrical shock. These devices can be tripped very easily when a short is sensed in the circuit. If the outlet or lighting in a circuit is not functioning, the ground fault interrupter may have been tripped. Depress the red button on the interrupter to reset the circuit. Sharp Homes will replace any defective ground fault interrupters.

Electric Circuit Not Working

Your home has been constructed using an electric panel box with a number of circuit breaker switches. The circuit breaker switch stops the flow of electric current when more electricity flows through the circuit than it is capable of carrying. Resetting of the circuit breaker is done manually. Your electric panel box is usually located in the garage or basement. During the warranty period, Sharp Homes will warrant against any defective circuit breaker.



Heating & Cooling

Inadequate Heating of the Home

The heating system in the home shall be capable of maintaining an inside temperature of 72 degrees F, as measured in the center of each room, at a height of five feet above the floor, when the outside temperature is between 0 and 90 degrees F. Thermostat controls have a two-degree plus or minus calibration tolerance. Room-to-room temperature variation tolerance is plus or minus four degrees. Sharp Homes will correct the heating systems to provide for the required temperatures. Sharp Homes, or our heating subcontractor, will balance the house, and show you how to do the seasonal balancing of your home. The homeowners will be responsible for seasonal balancing and other minor adjustments to distribute heating to fit their comfort levels and personal needs.

Inadequate Cooling of the Home

The air conditioning system in the home shall be capable of maintaining an inside temperature of 78 degrees F, as measured in the center of each room, at a height of five feet above the floor, when the outside temperature is between 0 and 90 degrees F. Thermostat controls have a two-degree plus or minus calibrations tolerance. Room-to-room temperature variation tolerance is plus or minus four degrees. Sharp Homes will correct the cooling system to provide for the required temperatures. Sharp Homes, or our heating and air conditioning subcontractor, will balance the house, and show you how to do the seasonal balancing of your home. The homeowners will be responsible for seasonal balancing and other minor adjustments to distribute heating to fix their comfort levels and personal needs.

Noisy Ductwork

When metal is heated, it expands; when cooled, it contracts. The resulting sounds created are "ticking" and "crackling," which are to be expected. Noisy ductwork is not a warrantable condition.

"Oil Canning" in Ductwork

The stiffening of the ductwork and the gauge of the metal used shall be such that the ducts do not "oil can," The booming noise caused by "oil canning" is not acceptable. Sharp Homes will either put creases into the sheet metal, or they will strap and brace the metal, as necessary. This should remedy the condition.



Plumbing

Plumbing Pipes Freeze and Burst

All water, drain and waste and vent pipes have been adequately protected from freezing in normal, anticipated cold weather. Sharp Homes will investigate all pipe freeze-ups, and will take measures to correct the problem and prevent future occurrences. It is the homeowners' responsibility to protect pipelines from being exposed to freezing temperatures. In areas such as the garage, it is necessary to keep the overhead door closed.

Faucet or Valve Leaks

Sharp Homes will repair or replace leaking faucets or valves within the warranty period.

Leakage From Any Piping

No leaks of any kind shall exist in any soil, waste, vent or water pipe. Sharp Homes will make the necessary repairs to eliminate any leakage. Please note that condensation on piping is not considered as leakage and is common.

Backed Up Sewers, Fixtures or Drains

Sewers, fixtures or drains shall operate properly. Sharp Homes will be responsible for repairs to sewers, fixtures or drains clogged with construction debris. Sharp Homes will not be responsible for, or assume any costs of repairing backed up sewers, fixtures or drains that were clogged due to homeowners' negligence.

Exterior Sillcocks

It is very important to have all hoses on exterior sillcocks removed at the onset of cold weather. Freezing of water in the hose will cause water to back up, and ice will expand, freezing and rupturing the pipes. Sharp Homes will warrant any workmanship or material defect in exterior sillcocks. Sharp Homes does not warranty exterior sillcocks that have been frozen because the hose was not disconnected from the sillcock

Vibrating or Noisy Sillcocks

Outside water sillcocks must be fully opened, or they will vibrate. If the sillcock is fully opened or closed, and it continues to vibrate or make noise, Sharp Homes will repair or replace it.



Thermal & Moisture Protection

Insufficient Insulation

Insulation should be installed in accordance with "R" values specified in the plans and specifications. Sharp Homes will install insulation in sufficient amounts to meet specified values.

Leaks Due to Snow or Rain, Driven Into Attic Vents and Soffit Vents

Attic vents and soffit vents must be installed to ensure proper ventilation of the attic space of the home. Should you experience leakage through the vents, Sharp Homes will investigate. If it is found that the rain or snow infiltration was due to improper installation of the vents, Sharp Homes will correct the problems and repair all associated damage. Please be advised some rain or snow infiltration is common.

Ice Build-Up on Roof

During the winter months, due to the normal freeze-thaw cycle, snow and ice on the roof may melt and refreeze at the eaves of the roof, gutters and downspouts. This condition is known as "ice damming". Removal of ice build-up from the roof and gutters is imperative. Water that accumulates on the upslope side of the dam can result in a leak. This temporary condition, due to prevailing weather conditions, is considered as homeowner maintenance.

Roof or Flashing Leaks

Sharp Homes will repair all roof or flashing leaks that are the result of improper installation or defective materials. Sharp Homes will not be responsible for leaks caused by homeowner damage or neglect, or water damage resulting from ice damming.

Roof Shingles Blown Off

Roof shingles should remain fastened in winds that do not exceed 60 miles per hour. Sharp Homes will replace all shingles that have blown off as a result of winds of less than 60 miles per hour. Your homeowner's insurance may cover shingle replacement for excessive wind conditions.

Shingles Appear to Have Been Installed Crooked

Tab lines running up the roof on shingles should not vary more than 1/2-inch to either side of a line stretched from the eave to the ridge, running parallel to gable. Shingle edges running parallel to the eave or ridge, and stretched from one gable to the adjacent gable, unless designed otherwise. Shingle reveal at the ridge, after capping, shall be within 1/2-inch plus or minus of the intended shingle reveal stipulated by the manufacturer. Sharp Homes will repair or replace shingles that exceed the warranty criteria.

Shingle Color Does Not Appear to be Consistent

Shingles should generally create a uniform appearance, but may differ somewhat due to the manufacturing variations. Sharp Homes has no responsibility regarding color variance in roof shingles.

Gutters and/or Downspouts Leaks

Gutters and downspouts should not leak, but gutters may overflow during heavy rainfall. Sharp Homes will repair gutter and downspout leaks. However, it is important to keep gutters and downspouts free of leaves and debris that could cause blockage.

Siding Appears to be Out of Level

Siding should be installed within 1/4-inch of level within a 10-foot run. Should your siding exceed this warranty criteria, Sharp Homes will make the necessary corrections.



Finishes

Screw Pops

Screw pops are a common occurrence in new construction and cannot be avoided. Sharp Homes will repair screw pops during that warranty period. We recommend waiting until the latter part of the warranty period (11th month) before requesting service work, in the majority of the screw pops will have occurred by that time.

Bead Pops, Shrinkage Cracks and Other Taping Imperfections

Bead pops, shrinkage cracks, and other miscellaneous taping imperfections are common problems in new construction, occurring as the moisture content in these materials dries. Sharp Homes will repair bead pops, shrinkage cracks, and other taping imperfections during the warranty period. We recommend that you wait until the latter part of the warranty period (11th month) before requesting service work for this type of item.

Crack or Slight Imperfections on Interior Wall and Ceiling Surfaces

Hairline cracks are not unusual on interior wall and ceiling surfaces. Cracks greater than 1/16-inch in width are warrantable. Sharp Homes will perform the necessary repairs.

Ceramic Tile Cracks or Loosens

Ceramic tile should not crack or become loose. Sharp Homes will repair or replace cracked or loose tile. Sharp Homes will not be responsible for discontinued color patterns or color variations.

Cracking of Grout in Ceramic Tile Joints

Cracking of grout may occur in normal drying and shrinkage conditions. Sharp Homes will repair grouting during the warranty period. Sharp Homes is not responsible for grout color variations.

Gaps Develop Between Hardwood Flooring Boards

Sharp Homes will repair gaps in excess of 1/8-inch within the first year of the Limited Warranty Period by filling or replacing.

Depressions or Ridges Appear Through the Resilient Flooring

Depressions or ridges that appear through the resilient flooring will not exceed 1/16-inch in width. The depression or ridge measurement is taken from the gap created at one end of a 6-inch straight edge placed over the depression or ridge with 3 inches of the straight edge on each side of the defect, held tightly to the floor. Sharp Homes will correct any depression or ridge that exceeds the warranty criteria. Sharp Homes is not responsible for discontinued patterns or color variation in resilient flooring.

Staple Pops Appear on the Surface of Resilient Flooring

Sharp Homes will repair staple pops that appear above the surface. Depending on the severity of the problem, Sharp Homes will either remove or replace only the affected area. The tile replaced may not match in color. If replacement of the entire floor is necessary, and original flooring is discontinued color or brand, Sharp Homes will offer a similar quality substitute color or brand.

Resilient Flooring Loses Adhesion

Resilient flooring shall not lift, bubble or become unglued. Resilient flooring only needs to be damp mopped in order to maintain the quality of shine of the material. Allowing water to stand on the floor could cause water to penetrate the seams causing the flooring material to lose adhesion.

Shrinkage Gaps at Seams Appear in Resilient Flooring

Gaps shall not exceed 1/16-inch in width in resilient floor covering joints. Where dissimilar materials abut, a gap of 1/8-inch will be considered acceptable. Sharp Homes will repair the affected flooring as required. Sharp Homes will not be responsible for shrinkage problems due to improper homeowner maintenance. Sharp Homes is not responsible for discontinued patterns or color variations.

Paint Surfaces Do Not Present a Consistent Appearance

Should your painted surfaces display drips, runs, lumps, or thin areas, Sharp Homes will correct and repaint the affected area.

Caulking

Should you experience caulk cracking during your first year, Sharp Homes will re-caulk the affected area if necessary.

Mildew or Fungus on Painted Surfaces

Mold and fungus may occur naturally to any material exposed to moisture. If this occurs due to construction or material defect, not to homeowner maintenance, Sharp Homes will prepare and refinish within the first year.

Carpet Seams

Carpet seams may be apparent, however, no visible gap is acceptable. Sharp Homes will correct any seam that becomes separated.

Carpeting Becomes Loose or Stretching Occurs

Wall-to-wall carpeting, when stretched and secured properly, should not become loose, or separated from its point of attachment. Sharp Homes will re-stretch or re-secure carpeting as needed.



Cabinets & Countertops

Delimitation or Swelling of Laminated Cabinets or Countertops

Water should not be allowed to stand on the countertops in the area of the seams. The water may infiltrate the seam, and cause the particleboard to soak up water and expand, causing the seam to buckle. If the water is allowed to collect on the laminate, it may penetrate the seam edge, causing the loss of adhesion of the material.

Countertops Appear Out of Level

Countertops should be installed level. Acceptable tolerance is 1/8-inch in an 8-foot run, and 1/8-inch from front to rear. Should your countertop not appear level, Sharp Homes will shim to the criteria.

Kitchen Cabinet Warpage

Cabinet doors to drawers may warp. Warpage should not exceed 1/4-inch as measured from face frame to the furthest point of warpage, with the door or drawer in a closed position. Adjusting the effect door to hinges would be one remedy. Should the door or drawer need to be replaced, some color variation may be apparent.

Color or Grain Variations

Wood cabinet stain, shading, and wood grain variances are typical of natural wood products. Due to the subjectivity and natural wide discrepancy that can occur, a Sharp Homes Superintendent will review any concerns you may have regarding shade conformity of cabinets and countertops at your walk-through.



Specialties

Inadequate Ventilation of Attic

Attics should be ventilated to the exterior. Sharp Homes has provided for adequate ventilation in the attic. Should you experience excessive moisture in the attic, Sharp Homes will investigate as to whether proper ventilation has been installed and is working properly. Sharp Homes will not be responsible for alterations to the original installation.

Closet Shelving Has Bent or Pulled Away From Wall

Closet shelving should be installed so it does not become loose or detached under normal conditions. Wire shelving is capable of supporting approximately 70 lbs. per square foot. Sharp Homes will repair or replace shelving as required, unless the shelving has been subjected to an excessive load. Deflection of shelves can occur over time.

Shower Doors

Shower doors should not leak. Sharp Homes will repair or replace shower doors that leak during the warranty period. Consult your homeowner's maintenance guide for tips on shower door maintenance.



Lot Drainage

Ground Settlement at Foundations

Ground settlement at foundations, trenches, or other filled areas should not impede water drainage from your home. Sharp Homes will fill settled areas during the warranty period.

Improper Drainage of Home Site

The necessary grades and swales have been established by Sharp Homes to ensure proper drainage away from your house. Standing or ponding water should not remain over an extended period in any area, generally no more than 48 hours after a normal rainfall. Swales that drain other areas, or regions where sump pumps discharge may have standing or ponding water for longer periods. The possibility of standing water after an unusually heavy rainfall should be anticipated. Grading determination will not be made while there is frost or snow on the ground, or while the ground is saturated. Sharp Homes is only responsible for the initial establishment of proper grades and swales. It is the homeowner's responsible for grades and swales that have been altered in any manner due to installation of patios, fences, landscaping, decks, sidewalks, etc.



Masonry

Cracks in Masonry

Hairline cracks due to shrinkage are common in mortar joints in masonry construction. Cracks that are greater than 1/16-inch in width are considered excessive. Cracks that exceed the warranty criteria will be repaired by tuck pointing or patching. Color variation between the original and new mortar may occur.

Course of Masonry Not Straight

Masonry or brick veneer should not vary more than 1/4-inch in 8 feet. Sharp Homes will replace the necessary portion of masonry or brick veneer to meet the warranty criteria.

Size Variations in Cut Bricks

Cut bricks, used in the course directly adjacent to an opening or termination, should not vary from one another by more than 1/4-inch. The smallest dimension of a cut brick should not be less than 1-inch. Sharp Homes will repair or replace any masonry that does not conform to the warranty criteria.

Mortar on Brick or Stone Face

Sharp Homes will clean mortar stains on brick or stone which detract from their appearance.



Driveways

Standing Water on Asphalt Driveway

Should you experience standing water on your asphalt driveway, with an accumulation of over 1/2-inch, for a period of 24 hours, a Sharp Homes Superintendent will investigate. It may be necessary to saw cut and patch the affected area. The new asphalt may not match the color of the existing asphalt.

Holes, Tire Marks or Waves in Asphalt

Your new asphalt driveway should not have any holes. Gasoline, oils, solvents, chemicals, sharp objects, etc. can cause damage to asphalt. Parking heavy vehicles on the driveway may cause tire marks and waves on the surface. It is recommended that heavy vehicles and motorcycles not be parked on asphalt driveways. Please refer to your maintenance booklet for other information.



Windows & Doors

Doors Appear to be Installed Out of Square

Doors should be installed level and plumb in both directions, and squarely into the opening, with no more than 1/4-inch of deviation in 4 feet in any direction. Sharp Homes will correct door installation to meet warranty criteria.

Warpage of Exterior Doors

Exterior doors may warp to some degree, due to temperature variations between interior and exterior surfaces. The door shall not warp to the extent that it becomes inoperable or cease to be weather-resistant. Doors shall not exceed 1/4-inch in warpage or deflection when measured diagonally from corner to corner across the face of the door. Sharp Homes will repair or replace any door that exceeds the warranty criteria.

Warpage of Interior Passage or Bi-fold Doors

Interior doors shall not warp in excess of 1/4-inch, when measured diagonally from corner to corner across the face of the door. Sharp Homes will repair or replace any door that exceeds the warranty criteria.

Door Lock Sticks or Does Not Engage Strike Plate

Lock sets and deadbolts should operate smoothly. Sharp Homes will repair or replace door hardware to meet warranty criteria.

Door Will Not Swing or Close Properly

Doors should open freely, and not stick, bind or become hinge-bound. Sharp Homes will correct the operation of doors to meet warranty criteria.

Garage Door Not Flush on Concrete When Closed

When the door is closed, there will not be a gap in excess of 3/8-inch between the rubber gasket on the bottom edge of the door and the concrete. Sharp Homes will adjust garage doors that exceed warranty criteria.

Window Appears to be Installed Out of Square

Windows should be installed level and plumb in both directions and squarely into the opening, with no more than 1/4-inch of deviation in 4-feet in any direction. Sharp Homes will correct windows that exceed the warranty criteria.

Air Infiltration Noticed at Windows

Air infiltration can be expected around windows, especially during periods of high wind. A common misdiagnosis of air infiltration occurs with convection, when the movement of air is felt due to the difference between outside and inside temperatures. Sharp Homes will review all reports of air infiltration, and will correct the problems in those situations attributed to poor workmanship or defective materials.

Condensation or Frost on Windows

Condensation may collect on the interior surface of windows when temperature differences and high humidity levels are present. Sharp Homes will review instances of excessive condensation, and will correct the problems in those situations attributed to faulty window installation. It is important to remember to allow heat to reach windows and reduce indoor humidity levels when outside temperatures drop.

Condensation Between Thermopane Panels

Condensation should not occur within thermopane panels. Within the warranty period, Sharp Homes will replace any thermopane panel in which condensation forms. See information on extended warranty with the manufacturer.



Exclusions From Coverage

The Sharp Homes' Warranty does not cover the following:

1. Any consumer product that has a manufacturer's warranty. Examples include, but are not limited to, the following list:

Refrigerator	Range Hood
Washer	Dryer
Range	Ice Maker
Microwave Oven	Garage Door Opener

Warranties provided by manufacturers that go beyond the one year on Sharp Homes' Warranty. Examples include, but are not limited to, the following list:

Furnace	Shingles
Windows	Water Heater

2. Damages due to ordinary "wear and tear," or lack of homeowner's maintenance.
3. Any incidental, secondary or consequential damages in your home. For example, if a sink overflows due to a condition covered by the warranty, Sharp Homes will not be responsible for repairing or replacing any of your property that may have been damaged. Consulting the Homeowner's Insurance policy regarding coverage is recommended for secondary, incidental or consequential damage.
4. Damages caused by "acts of God," such as windstorms, lightning, fire or natural catastrophes. Consult your Homeowner's Insurance policy for coverage.

In Conclusion

If you have any questions that weren't answered in this Sharp Homes Warranty book, please feel free to contact a Customer Service Representative. We will be happy to assist you.

We, at Sharp Homes, are honored that you and your family have given us the opportunity to build your new home. We hope that it will be a source of much pleasure and happiness for many years to come.

A Maintenance Guide to Your New Home

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Introduction

We at Sharp Homes would like to congratulate you once again for your proud ownership of a new Sharp Home. We are proud of the quality built into all of our Sharp Homes. We are also proud of our tradition of customer service and satisfaction.

All new homes go through an adjustment or “curing” process during the first few months of occupancy. In addition to our comprehensive warranty program, it is important that you as the owner of a new home institute a program of regular but simple maintenance to protect the value of your new home. This program of homeowner maintenance should start the day you move in to your home and is particularly important during the first few months of occupancy.

While this guide does not attempt to cover every eventuality, it covers many of the conditions that may be encountered in a new home and provides many helpful tips used by professionals to enhance your satisfaction of your new home. You will hopefully use this guide as a basis for your own homeowner maintenance program and as a reference resource if you encounter specific conditions.

We are confident that your homeowner maintenance program together with our comprehensive program of warranty and service will ensure your satisfaction and years of happiness in your new Sharp home.

Protecting Your Home Investment With a Regular Maintenance Program

In this guide, we try to cover all those parts of your home on which you should perform routine maintenance, especially during the first few years as your home establishes itself in its surroundings. Although there are many items that you should keep an eye on, we do not mean to imply that all these items require special maintenance. Each home is different, requiring different care at different times.

Your New Home and The Climate

A new home undergoes a “curing” process as it adjusts to its surroundings and climatic variations. Except in the most temperature climates, during the first year of occupancy, a home experiences a vast range of temperature and humidity differences from summer to winter. It is generally preferable to wait until a home has undergone a full seasonal cycle before requesting permanent adjustments. You should also delay major decorating projects until you feel confident that the curing process is complete.

Landscaping and Grading

Your yard is graded so that surface water drains away from your foundation and is consistent with the overall drainage pattern for your property in relation to your neighbors. These patterns should not be changed when you work on your yard or install landscaping and/or patios, decks, etc. Drainage swales facilitating water run-off should not be leveled and should be kept clear of leaves and debris.

It is extremely important to maintain the slope of the ground away from your home. The backfill around your foundation will settle over the course of time and this settlement may cause low areas in which water may become entrapped against the foundation. Water entrapment near foundations is a prime cause of wet basements and high humidity problems in cold climates. During this settlement period, it is important to fill these low areas in order to maintain positive drainage away from the house. Similarly, it is unwise to plant shrubbery within two or three feet of the foundation because of water entrapment. Further, avoid lawn sprinklers from wetting the house and causing puddles to form alongside the foundations.

As in the case of backfill settlement, settlement may occur over trenches that were dug for sewer, water and utility services. It is similarly important to fill any depressions caused by settlement.

In spite of your understandable desire to beautify your yard as soon as possible, we recommend that you delay major landscaping projects until after the first year of occupancy at which time most of any settlement that is to occur will have taken place.

Your lot may be sodded in order to establish a stand of grass and to stabilize the lawn for erosion control. In the case of newly sodded lawns, it is imperative that the lawn be heavily watered particularly during the early morning hours until the lawn has "taken". Please review any specific lawn care directions listed at the end of this manual.

To prevent soil erosion, plant ground cover, grass or shrubbery on slopes and banks and direct water run-off to avoid the formation of gullies. Erosion caused by water running off the roof can be minimized by installing sod or rock from the foundation to well clear of the roof overhang. With gutters and downspouts, soil erosion can be minimized by the installation of splash blocks.

Before digging in your yard, make sure you know the location of buried electrical, gas, and telephone lines. If in doubt, your local utility company is normally very willing to locate the lines for you.

Asphalt Drive

Asphalt driveways are subject to movements for many reasons; the following are just a few examples:

1. Winter freezing and thawing
2. Cars or trucks parked in the same areas for a prolonged period of time.
3. Allowing a moving van or heavy delivery truck to pull into or park on your driveway.

(Sharp Homes will not repair driveways that have been damaged by the above cause or other forms of neglect.)

Asphalt Maintenance

1. Fill cracks with recommended crack filler before you seal coat your driveway.
2. Wait at least six months to seal coat your driveway (for new driveways only). Seal coating must be done once a year for the life of your driveway.
3. Keep the driveway free from gasoline, motor oil and any other petroleum products. This will help prevent the breakdown of the driveway.
4. Do not drive or park near the edge of the driveway; this is the weakest part and is easily subjected to cracking.
5. Do not allow motorcycles and bicycles on the driveway during the hot summer months. Kickstands can create holes in the driveway.
6. Do not use harsh salt products in the winter to break down any ice that may form. Use kitty litter instead.

Unfortunately and despite our best efforts, in some cases, settlement may occur. In the event that the settlement affects drainage of your driveway (defined as depressions that hold more than 3/8" of water for a prolonged period of time), the affected area will be saw cut, removed and repaved once within your one year warranty period.

Replacement of the driveway or approach will not be considered unless the repair covers at least 1/3 of the driveway or approach.

These steps will go a long way in keeping your driveway looking good and lasting for years to come.

Care For Your Roof

High winds, snow and ice may cause damage to the roof. After heavy storms and each spring, it is advisable to check for water stains in the attic and on the roof overhang. Loose or damaged shingles should be repaired or replaced as soon as possible. Any damage resulting from severe weather is not covered by Sharp's warranty program and should be referred to the insurance company handling your homeowner's insurance.

Avoid walking on the roof except when absolutely necessary. In addition to the obvious personal hazard, you may easily damage the roof. In hot weather, asphalt shingles become soft and the granules are easily damaged. The installation of antennas, the replacement of broken shingles, etc., are best performed by those who are experienced. If you do install an antenna or satellite dish, be sure to caulk any holes made.

Wood shingles and asphalt shingles require little or no maintenance unless they are physically damaged. After a period of years, the mineral granules coating the top surface of asphalt shingles may wear, exposing black felt. If this condition develops, a competent contractor should replace the asphalt shingles.

It is the homeowner's responsibility to remove snow to prevent ice dams at roof edges. Melting snow, which is backed up by an ice dam, can cause leaks and severe damage to the roof and the home interior. Extreme caution must be used when removing snow to avoid damage to the roof. Gutters and downspouts require regular cleaning to avoid water damage caused by a clogged system. Leaves and debris should be removed by hand, leaf blower or by a professional contractor as may be most appropriate.

Exterior Finishes

It is easy to maintain the beauty of vinyl siding. Vinyl siding comes closer to being maintenance free than most exterior building products. Vinyl siding may become dirty just as does a freshly painted house or a new automobile or any other product which is exposed to atmospheric conditions. With very little effort, you can keep your vinyl siding clean. In most cases, a heavy rain is sufficient to clean this product or you can wash vinyl siding with an ordinary garden hose. If neither rain nor hosing does a satisfactory job, follow these simple instructions, which are based on a study conducted by the Vinyl Siding Institute on the efficiency of cleaning agents and their effects on the appearance of vinyl siding after two years of outdoor exposure.

Normal Maintenance

To wash an entire house, start at the top and work down to the bottom in order to prevent streaking. For difficult to remove dirt and stains, such as top soil, motor oil, lithium grease, crayon, felt-tip pen, caulking, lipstick, grass, bubble gum, mold and mildew, use readily available household cleaners such as those including in the following list. Follow manufacturer's instructions on use of cleaners.

Most cleaners are inefficient in cleaning stains such as pencil, paint, oil and tar. In these cases, you may wish to use a mildly abrasive cleaner, such as Soft Scrub, Ajax, Bon Ami, etc., but the use of any abrasive material could have a negative effect on surface appearance. Do not use cleaners containing organic solvents or other aggressive ingredients because they could affect the surface appearance of vinyl. Examples of such cleaners are: Chlorine bleach, liquid grease remover, strong soaps and detergents containing organic solvents, nail polish remover, and furniture polish/cleaners.

Vinyl siding is made from organic materials and will melt or burn when exposed to a significant source of flame or heat. Homeowners should always take normal precautions to keep sources of fire, such as barbecues, and combustible materials, such as dry leaves, mulch and trash away from vinyl siding.

Cleaners for Stain Removal of Vinyl Siding

Bubble Gum	Fantastic, Murphy Oil Soap; Solution of Vinegar (30%), water (30%) and Windex
Crayon	Lestoil
DAP (Oil-based caulk)	Fantastic
Felt-tip Pen	Fantastic, water based cleaners
Grease	Fantastic, Lysol, Murphy Oil Soap, Windex
Lipstick	Fantastic, Murphy Oil Soap
Lithium Grease	Fantastic, Lestoil, Murphy Oil Soap, Windex
Mold and Mildew	Fantastic; Solution of Vinegar (30%), water (70%) and Windex
Motor Oil	Fantastic, Lysol, Murphy Oil Soap, Windex
Oil	Soft Scrub
Paint	Brillo Pad, Soft Scrub
Pencil	Soft Scrub
Rust	Fantastic, Murphy Oil Soap, Windex
Tar	Soft Scrub
Top Soil	Fantastic, Lestoil, Murphy Oil Soap

*Cleaning materials are listed in alphabetical order.

Surfaces of masonry and masonry walls, especially above ground, generally need no exterior treatment. However, masonry walls sometimes develop "efflorescence," a white, powdery substance. This can often be cleaned off with a stiff brush and water. If it does not respond, use one part muriatic acid to nine parts water. Rinse thoroughly before and after. If the efflorescence is green, use one part caustic soda to ten parts water. We recommend that a professional be hired to do this. CAUTION: If you decide to do this yourself, both muriatic acid and caustic soda are dangerous. Wear rubber gloves and goggles. Pour slowly into water to prevent splashing.

Condensation

During the first heating season, you will probably notice moisture condensation on your windows, and other surfaces directly exposed to outside air.

Condensation in new homes is generally not serious but is at its maximum during the first heating season. When your home was built, literally gallons of water went into it...into the concrete, the lumber, the tile work, the paint and so on. When your heating system is put into operation for the first time, it tends to draw moisture out of the lumber, masonry and other construction materials. When the moisture-laden air comes in contact with a cold surface, especially window glass, condensation occurs. It is important that this moisture be wiped away from the windows to prevent permanent damage to the window sash and finish. Generally, during your second heating season, your home will have "cured", and the extent of the condensation will no longer be a problem. The amount of condensation will depend a great deal upon your living habits, such as the amount of cooking, bathing, washing, etc., that is done in the home.

Do not let the condensation disturb you, but see that ventilation is provided whenever possible to bring this normal drying-out process to its conclusion as steadily as possible. It is desirable to have outside venting for kitchen, bath and utility areas. Do not, however, try to accelerate the process by creating extremely high heating temperatures; it will only lead to an uneven drying which will exaggerate the effect of normal shrinkage.

Humidity

During humid weather, lumber will absorb moisture and you may find doors and windows will swell, which may temporarily impair their operation. Do not be too quick to request adjustment; as the humidity drops, they will usually return to their original stage.

Depending upon the humidity and temperature inside your home, you may have to adjust your swing doors periodically. This is done by adjusting the black catch located in the strike plate, attached to your doorframe. If the door, when closed, has too much play in it, loosen the screw and move the black catch inwards. Don't over-tighten the screw or you may break the black catch. If you have the opposite situation, use the same procedure but move the black catch out and tighten the screw.

During the periods of extreme humidity, you may notice moisture on foundation walls or floors. It may appear as though water is seeping through. When the humidity returns to normal, this condition will disappear. Also, during humid weather, your toilet tank may "sweat". As moisture is withdrawn, wood products will shrink. You may notice slight warpage of doors and the interior trim may pull away slightly from its fitted position. These usually return to their original position as the house "cures".

Doors and Windows

Doors and windows have changed dramatically over the past decades. Instead of wood and putty construction, it is now most common to have self-sealing vinyl or rubber gaskets sealing in the windowpanes. These extrusions require little or no maintenance. Check all glazed openings for proper seals, broken glass or damaged screens. Once a year clean screens and lubricate moving parts. Check weather stripping for damage and tightness each fall. Tracks of sliding doors and windows should be cleaned at least annually and lubricated as recommended by the manufacturer. Check caulking at doors, windows and all other openings and joints between dissimilar materials, e.g. wood/masonry. Door closures, locksets and thresholds should be checked and adjusted as needed.

Inspect exterior doors each spring and fall for wear to see that weather stripping is tight or that vinyl/rubber stripping is glued or fastened tightly. The thresholds on both your front door and the garage service door are adjustable. They are equipped with adjustment screws to raise or lower the thresholds for better protection from the outside elements. Do not adjust the threshold so tight that the door does not open easily as you may rip off the weather seal on the bottom of the door.

If your front door lock or any other exterior lock is hard to open and close, you may have to spray a lubricant- such as WD40- into the key hole. This will remove any moisture from the mechanical parts inside your lock.

Your bi-fold doors can be adjusted by raising or lowering the adjustment peg on the bottom of the door and sliding the door to either the left or right.

Some shrinkage and warping due to moisture/humidity changes is normal in doors and other wood parts. Typically, warped doors will return to normal as the season changes and often after the first year the problem will be minimal.

Garage doors and openers should be kept in good working order. For safety purposes, check all fittings, re-tighten if necessary, and oil the drive and mounting track for smooth operation. Cold weather may result in the garage door operator sticking or only partially closing/opening during the process. Do not manually release the garage door until a check is made to make sure there are no obvious obstructions.

A garage door carries a great amount of weight and children should be warned against playing near a moving door or playing with the transmitters. Follow the manufacturer's instructions to make any adjustments to door operators. **DO NOT** attempt to adjust overhead door coil spring tension. Tension bar spring assemblies are under extreme tension and can be very dangerous. Adjustments must be made only by professionals. Sharp does not perform adjustments or provide warranty coverage on any garage door openers not supplied as part of the original house purchase.

Insulation and Ventilation

One of the most important parts of your home is not generally seen. Insulation has been installed in walls and ceilings according to manufacturer's recommendations. Check to make sure the insulation in the attic is kept dry. Watch for areas of moisture. Ventilation will prevent reduction of the insulating values due to moisture. Proper attic ventilation has been provided in your home and it is very important that the venting system function as designed. Proper ventilation helps to cool the attic during the summer and reduces condensation and ice dam accumulation in the winter. Vents should be cleaned occasionally and should never be painted shut or covered with insulation.

Settling or shrinkage may occur in time and may slightly reduce the effectiveness of the insulation. For this reason, allowances are normally made at the time of installation to achieve specified insulation value after a period of settlement. In the event you wish to work under the roof and you have blown insulation, be careful to avoid disturbing the insulation resulting in heat loss.

Wall and ceiling insulation is normally protected with a covering layer of vapor barrier material, to prevent water vapor from penetrating the insulation and wood framing. Avoid penetration of the vapor barrier as much as possible. Water vapor will eventually migrate through the outside walls.

Wall Construction

Your home's walls are constructed of 2" x 4" wood stud framing drywall covered with gypsum wallboard known as sheetrock. The drywall is installed onto the framing members of the home using nails and/or screws. Butt joints are covered with a special tape, and then a joint compound is applied over the nail and joint areas to give the wall a smooth, even appearance.

During the first year, walls are subjected to stress as the framing members expand, contract and stabilize to their new environment. As a result, nail popping, minor cracking, especially in corners and at ceiling joints, are unavoidable. These minor defects are usually simple to repair with the use of spackling or plaster compound or in many cases, a new coat of paint is sufficient. It may be desirable to delay major decorating or wallpapering until the curing process is complete as potential future nail pops or drywall seams could mar a newly decorated wall.

In drywall construction, you may notice artificial light will cast shadows on the ceiling and it will appear to be wavy or uneven. This is also true of some vertical surfaces, but not quite so noticeable as the ceiling. In as much as drywall material is of uniform thickness, it follows the contours of the wall or ceiling framing, which may not be perfectly true due to settling or slight movement of the construction lumber

Before repainting walls, it is important that the surfaces be properly prepared:

- Clean surface; remove mildew
- Repair minor cracks with spackling compound
- Reset nail pops in drywall, spackle, sand smooth
- Let surface dry thoroughly
- Sand enameled or varnished surfaces
- Follow paint manufacturer's directions

Choose high quality paint appropriate to the area you are repainting. Do not use acrylic paint on top of enamel or varnish, as it will not adhere. Use washable paints in areas subject to wear and tear, e.g. particularly kitchens.

Floor Coverings

Most vinyl flooring products are resilient but will scratch, mar and dent under certain conditions. Shoes with metal cleats, protruding nails or spiked heels can quickly ruin the appearance of linoleum in a short period of time. It is further recommended that you cap the legs of tables and chairs that will rest on these surfaces.

As a general rule, all floor coverings last much longer if properly maintained. Regular cleaning will reduce floor covering wear dramatically because dirt, dust, sand and grit act as abrasives, actually wearing down the floor surface and cutting carpet fiber.

Resilient and Sheet Vinyl Floors

General Maintenance and Guidelines

Proper care and protection will keep your resilient and sheet vinyl floor looking its best and performing its best. Just how much attention it needs will depend on the type of floor you buy and how much daily traffic it receives.

Keeping your floor clean and presentable involves three basic phases of care:

- Preventative Care- to avoid dirt buildup and wear;*
- Damp mopping- for general routine care; and*
- Washing- to be sure the floor is really clean*

Preventive Care:

Only a few minutes of daily care can go a long way toward helping your floor stay looking its best. Here are a few tips to help you decide what to do and when.

- 1) When moving heavy furniture or appliances, use plywood or hardboard panels, and "walk" the furniture or appliance across the panel; or slip a scrap or carpet or rug face down under each leg, and slide furniture carefully to avoid scratching or gouging.
- 2) Asphalt compounds tracked in from driveways can also permanently stain resilient/sheet vinyl flooring. Place mats or throw rugs near outside doors to keep asphalt, dirt and moisture from being tracked in. (RUBBER-BACKED MATS WILL CAUSE THE FLOOR TO DISCOLOR IN TIME: COCO FIBER MATS WILL SCRATCH OR MAR THE FLOOR AND AS SUCH NEITHER ONE OF THESE TYPES OF MATS IS RECOMMENDED FOR YOUR FLOOR.)
- 3) Sweep, dust mop, or vacuum your floor daily to remove loose dirt before it can scratch your floor's surface.

- 4) Wipe up wet spills as soon as possible before they dry. Remove dried spills with a damp cloth or mop.
- 5) If a spot or stain occurs, check the Stain Prevention/Removal procedures.
- 6) Use floor protectors on legs of furniture to minimize scratches and indentations. Caution: Roller-type casters on furniture may damage resilient/sheet vinyl flooring, and any warranty to their suitability rests with the caster/furniture manufacturer. Be certain that caster wheels or slides have a flat surface in contact with the floor. If they do not, we recommend that you can change them, keep casters and floor protectors clean and in good working order to help prevent marring and excessive wear of the flooring surface.

Damp-Mopping/Washing:

When your floor starts looking slightly dirty all over-

- 1) Sweep or vacuum thoroughly.
- 2) Damp-mop with a sponge mop and warm water, pressing hard enough to loosen the surface dirt.
- 3) Do a small area at a time, wringing the sponge out frequently to be sure you are picking up the dirt and not just redistributing it.
- 4) For a large floor, change the water several times so dirt does not become redeposited on the floor.

Stain Prevention/Removal:

Most substances that are likely to come in contact with any currently manufactured resilient and sheet vinyl floors will not leave a stain. Spilled liquids do not readily soak into these floors. However, special care should be taken to avoid spills and when they do occur, to remove them as soon as possible since certain substances such as mustard and iodine will stain resilient/sheet vinyl flooring.

How to Handle Spills:

Wipe up spills with a clean, damp, white cloth. Then, as soon as possible, wash the area with a good floor cleaner.

Sharp Homes, Lot # _____

Dear Sharp Homes Homeowner:

Your lot has been completely sodded and will require proper watering in order to establish a strong root system. **The watering of your lawn is your responsibility.**

Fertilization, weed control and mowing are included in your maintenance package. Please do not apply chemicals for fertilization or weed control to your lawn. If this occurs, it will void any builder responsibility for your lawn.

WATERING OF YOUR LAWN

The amount of water that your lawn requires and receives will determine the overall health, beauty and ability to withstand use and drought. We recommend applying approximately 1" of water everyday for three weeks. A good way to determine if the lawn is receiving this amount is to place several large empty, cleaned tuna cans randomly around the yard. When it is about half full, the lawn will have received 1 inch of water. Early morning is considered the best time to water. If conditions are extreme in producing either warmer or cooler temperatures, adjust watering accordingly.

WATERING OF YOUR PLANTS

Water is the most important elements required by plant material. Often, natural rainfall will fulfill this; however, for the first year or two after planting, additional watering is required. During normal temperatures, plants should receive a thorough watering once a week either by rainfall or by hose from spring to fall. To water a newly planted shade tree with roots approximately 24 inches deep, it requires slow soaking for as long as 1/2 hour. It is important to allow soil to dry between waterings. More plants die from over-watering than lack of it. Evergreens are especially susceptible to over-watering. Early morning is considered the best time to water. If conditions are extreme in producing either warmer or cooler temperatures, adjust water accordingly.

I acknowledge receipt of these instructions for the care and watering of my lawn.

I understand my warranty will be void if I fail to follow these instructions.

Address: _____

X _____

X _____