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NEW PRODUCT INFORMATION

KITCHEN APPLIANCES

WARRANTY:

The warranty for the kitchen appliances is covered directly by the supplier/manufacturer. Please contact them for warranty information or service.

OPERATION:

ELECTRICAL NOT WORKING?

1. Check that the appliance is plugged in.
2. Check the ground fault interrupter (GFI) circuit.
3. Check the circuit breaker on the main electrical panel.
4. If the emergency steps above do not work, call the manufacturer.

GAS NOT WORKING?

1. Check the pilot light of the appliance.
2. Check the appliance gas shut-off valve to make sure it is open.
3. Check the main gas shut-off valve to make sure it is open.
4. If the emergency steps above do not work, call the manufacturer.

CARE:

Please read the care and use information provided by the supplier.

LIGHTING

WARRANTY:

Please contact the lighting supplier directly for warranty information. Any light exchanges must be handled directly with them. Their number is listed on the telephone list provided in this book.

CARE:

Please contact the lighting supplier directly for care information. Their number is listed on the telephone list provided in this book.

FURNACE AND AIR CONDITIONER

WARRANTY:

The warranty for the furnace and air conditioner (if provided) is covered directly by the heating contractor. Please contact the heating contractor directly for warranty or service information or emergencies. Their number is listed on the emergency telephone list provided in this book.

OPERATION:

UNIT NOT OPERATING?

1. Check the circuit breaker.
2. Check the power switch that is located on or near the furnace. This switch is for service only and should remain ON year round.

CARE:

1. Change your furnace filter **monthly** the first year you live in your home. Due to sheetrock dust that will be present in the ductwork from construction, filters will collect great amounts of dust in the first year.
2. Air Conditioner exterior portion **SHOULD NOT BE COVERED** (wrapped) in winter months. It is recommended to lay a piece of plywood over the top so that ice does not fall in and damage fan blades.

WINDOWS

WARRANTY:

The warranty information is provided in the back of this section. Please also be aware that the window and door screens installed in your home were designed for the purpose of keeping insects out. **THEY ARE NOT DESIGNED TO RESTRAIN CHILDREN.**

OPERATION:

Opening window: To open the casement window, push the upper track up and pull the top of the window down. Then lift the window out. Only the operating panel is removable.

Reinstalling the window: Align the top of the window with the upper track and push the track up. Push the bottom of the window onto the lower track.

CARE:

WINDOW CONDENSATION

Condensation on the window glass and frame is common during cold weather. The condensation is from the humidity within your home. Keeping windows locked will help the situation. If the wood around the windows becomes wet, you will need to wipe this dry. If the moisture remains on the wood, the moisture may penetrate the wood and darken it and **this situation is not covered by warranty.**

Please read carefully the additional condensation information located in this warranty manual.

FLOORING AND COUNTERTOPS

WARRANTY:

Please contact the supplier of the product directly for warranty information. The numbers for your suppliers are listed on the emergency telephone list provided in this book.

OPERATION:

Not applicable.

CARE:

Please use the care booklet that was given to you at the time you made selections. Some maintenance tips are also available in that section of this guide.

SMOKE ALARMS

WARRANTY:

Smoke alarm warranty information is provided by the electrician, and is left in the house at the time of construction.

OPERATION:

Smoke alarms are wired directly to the circuit breaker and there is a battery back-up. They are also wired in a series, when one goes off, all will be heard.

CARE:

The back-up battery in your smoke alarm is a 9 volt. **The smoke alarm will chirp when batteries are low.**

NOTE: If one alarm chirps its best to replace all of the batteries in all of the detectors, because if one battery is low others may be low too.

GROUND FAULT INTERRUPTERS (GFI)

WARRANTY:

GFI warranty information is provided by the electrician, and is left in the house at the time of construction.

OPERATION:

GFI's are sensitive safety devices that are installed into the electrical system to provide against electrical shock. Should water and electricity come in contact or an appliance experience a fault, the GFI will trip and cut power to all outlets on the circuit.

KITCHEN: This GFI has only kitchen outlets connected to it.

BATHROOMS: Each bathroom will be equipped with its own GFI.

NOTE: GFI's will trip much faster than the circuit breaker, therefore

CHECK THE GFI OUTLETS FIRST SHOULD YOU EXPERIENCE A POWER LOSS.

CARE:

Avoid allowing water or steam into contact with GFI. This will reduce the amount of times you will need to reset the GFI outlet

WATER HEATER

WARRANTY:

The warranty for the water heater is covered directly by the plumber.
Please contact the plumber for warranty information or
emergencies. Their number is listed in the emergency telephone list
provided in this book.

OPERATION:

The water heater does have a pilot light and the relighting instructions can
be found on the front of the water heater

CARE:

Please read the care and use information provided by the supplier.

WHAT IS AN ASPHALT DRIVEWAY?

An asphalt driveway is made up of three ingredients: Rock, Sand, Oil (Binder). The binder is the only portion of your driveway that will noticeably disintegrate in your lifetime. To maintain your asphalt driveway, you should seal coat it at certain intervals to protect it. This should be done following the first freeze-thaw cycle. The product that we recommend for seal coating is a Gilsonite based product.

Things to look out for with asphalt:

BE CAREFUL OF: GAS SPILLS, OIL SPILLS, BICYCLE KICKSTANDS, CHAIRS SETTING ON THE ASPHALT, PARKING CARS AND TURNING THE WHEELS OF YOUR CAR ON HOT ASPHALT. ALSO, DON'T PARK ON THE EDGE OF YOUR DRIVE, IT MAY BREAK OFF. YOU MAY GET A CRACK ACROSS THE LOWER HALF OF YOUR DRIVEWAY. THIS IS FROM SETTLING OF THE UTILITY TRENCH.

CARE AND MAINTENANCE OF YOUR NEW DRIVEWAY

Certain care must now be taken that your new driveway has been installed. First of all, stay off the driveway completely for one week. You may use your new driveway after the first week, to go in and out of your garage. However, we do recommend that you refrain from parking on your new driveway for a period of 14-17 days.

Secondly, because asphalt is black, it absorbs the sun. The curing process is delayed by this sun absorption to the point where complete hardness is not obtained for at least three months. What this means is that on warmer days, particularly in July and August, tire marks will appear. However, do not be alarmed, for they will disappear again from the continued use of compaction by your tires. This will also take care of any roller marks.

When storing boats, campers, etc., place a small piece of plywood underneath the hitch or stand. In general, avoid any objects with blunt areas supporting their weight on your driveway. The most common objects are bicycle kickstands, trailer and boat hitches, jacks and narrow heeled shoes.

To help your driveway cure faster, you may want to turn a sprinkler on the driveway during the evening hours of the first week.

After a time, you may notice some small cracks in the driveway. These are expansion joints, which the asphalt will naturally form. These joints help the driveway withstand ground movement in the spring. This is the elasticity or flexibility property of your driveway at work.

Proper maintenance of your new driveway is essential. Asphalt, in absorbing the sun will begin to oxidize. That is why it is also important to seal coat your driveway approximately one year after paving. Seal coating will prolong the life of your driveway, fill the expansion joints and protect your driveway from any auto leakage's, salt and the elements.

WINTER HOMEOWNER CHECKLIST

With cold weather always around the corner in Minnesota, it is very important to know what special care our homes need to be prepared. The following is a checklist that will help you to winterize your home.

INTERIOR

- Regularly change your furnace filter. It is recommended that the filter be changed monthly during the first year after construction because of all the settling construction dust. Check the manufacturer's booklet for other routine maintenance that may be needed.
- Pour a pitcher of water in your floor drain and upper level over-flow pan which surrounds the base of your washer to prevent sewer gas from escaping into your home. (Proper maintenance calls for this to be done once a month.)
- Regularly test your smoke detector. Vacuum the outside of the unit to clean it. (Proper maintenance calls for this to be done every six months.)
- Inspect and repair caulking around tubs, showers, sinks and countertops. Inspect and repair grout for cracks around tiles. (Please refer to your warranty booklet for homeowner responsibilities.)
- Test your GFI circuits in bathrooms and kitchens.

Listed below are some tips to reduce the humidity in your home. Humidity can cause condensation and frost build up on your windows. Damage resulting from condensation is not a warranted item since condensation can be kept under control by following these tips.

1. Open drapes, shutters, shades, etc. in the morning to allow a free flow across the window surfaces.
2. Put the furnace fan in the constant ON position to circulate air.
3. Run the bathroom and other exhaust fans longer than normal.
4. Crack window open occasionally for a source of dry fresh air.
5. Building a fire in a wood burning fireplace will reduce humidity.
6. Turn off any humidifier. If there is frost on your windows, there is already excessive humidity.
7. Shut off air conditioner disconnect located on the exterior of your home by the air conditioner unit or turn off the air conditioner breaker in the breaker box. This is to prevent the air conditioner from being turned on accidentally which could result in damage to the air conditioner unit when frozen. Also, do not cover or wrap the a/c unit, Air should be allowed to move freely through the unit. If anything, a piece of wood can be set on top to prevent any icicles from falling into the unit and damaging the metal.

ELECTRICAL TROUBLESHOOTING

In the event that you should have any warranty problems that might be electrically related, the builder should be notified first so that it can be determined which subcontractor can correct the problem. The electrical contract and warranty is with the builder. Any work requested of Electrical Installers by the homeowner will be considered a service call to be paid for. When Sharper Homes calls Electrical Installers to do warranty work on your home, we will respond in a timely matter.

There are some common problems that you may encounter for which there are simple solutions that should be tried before contacting the builder. We have listed the most frequent concerns.

1. SMOKE DETECTOR BEEPS WHEN VACUUMING; LARGE APPLIANCE START-UPS; OR UPON OPENING THE BATHROOM DOOR.

<u>Possible Causes</u>	<u>Remedy</u>
A. Dusty Conditions	Vacuum the smoke detector
B. Freeze or other large appliances should have separate circuit installed for its use.	Install separate circuit
C. Static Electricity or excessive humidity	Turn on Exhaust Fans
D. Smoke detector chirps once per minute Replace	Remove detector & battery. Change battery once a year.

If none of the above apply, you may have a defective smoke detector. Please send a work order to Sharper Homes to arrange repair or replacement.

2. SEVERAL OUTLETS OR LIGHT HAVE QUIT WORKING.

<u>Possible Causes</u>	<u>Remedy</u>
A. Tripped Breaker. the ON	Reset the breaker by pushing the handle all the way to the OFF position and then back to Position.

Outlets that require GFI protection are in the Kitchen, Bathrooms, Dining Room, outside WP outlets, Garage, and basement areas. (The GFI outlet with the reset button may be in a different room.)

If this does not correct the problem, you may have a wiring problem. Please send a work order to Sharper Homes to arrange the repair.

3. FIREPLACE FANS ARE NOT WORKING

Possible Causes

- A. Fans are thermostatically controlled
- B. Defective Blowers
- C. Wiring Problem

Remedy

- A certain temperature is needed before the fan will start.
- Please send a work order to Sharper Homes.
- Please send a work order to Sharper Homes.

4. WHIRLPOOL IS NOT WORKING

Possible Causes

- A. GFI on wall is tripped
- B. Tripped Breaker
- C. Switch on wall or inside of access is in OFF position.
- D. Water level is too low.
- E. Defective Whirlpool
- F. Wiring Problem

Remedy

- Push RESET button
- Reset breaker by pushing the handle all the way to the OFF position and then back to the ON position
- Flip the Switch to the ON position.
- Add more water to the tub.
- Please send a work order to Sharper Homes.
- Please send a work order to Sharper Homes.

5. AIR CONDITIONING IS NOT WORKING OR COOLING.

Possible Causes

- A. Outside disconnect is in the off position
- B. The breaker is tripped.
ON
- C. Wiring or Equipment Problem.

Remedy

- Push switch to ON position
- Reset the breaker by pushing the handle all the way to the OFF position and then back to ON
- Please send a work order to Sharper Homes.

6. DOOR CHIME IS BUZZING OR DOES NOT WORK.

Possible Causes

- A. If Chime is buzzing, one or more buttons may be stuck.
- B. If not working, the Furnace Circuit Breaker may be tripped
ON

Remedy

- Push all buttons several times
- Reset the breaker by pushing the handle all the way to the OFF position and then back to ON

C. Defective Chime, button or transformer

Please send a work order to Sharper Homes.

These are some of the most frequent problems that are encountered by homebuyers related to electrical wiring. If you have any electrical problems that are not solved by what we have suggested here, please call Sharper Homes so that they can determine who to send to your home to correct the problem for you. Be sure to give the builder all the needed information to gain access to your home during regular business hours.

Enjoy your new home!

Sharper Homes and Electrical Installers.

How can you get rid of excessive moisture in your home?

To lower your homes humidity levels, you need to increase ventilation and decrease the sources of moisture.

- Make sure you have good ventilation in high-humidity areas: bathrooms, the kitchen, laundry areas and in the basement.
- If you already have adequate exhaust fans and dehumidifiers in these areas, try running them for longer periods of time. For instance, put furnace fan in constant on position.
- Crack open a window occasionally for a source of dry fresh air.
- Open drapes, shutters, and shades every morning to allow free air flow across the surface of the windows.
- Take shorter showers and install water restricting faucets-you'll lower the humidity and your energy bills as well.
- Cook a little differently: Keep pots and pans covered to hold moisture in. Use your microwave instead of boiling on the stove. Slow cooking crock-pots are energy efficient and moisture-efficient, too.
- Check and reroute drainage away from your home, to minimize the moisture in and around your basement foundation.

How much humidity is the right amount?

You've probably heard that your home will feel warmer in the winter if the humidity is higher. That's true, and why many people use humidifiers to counteract dry, static filled air during the heating season.

In older homes, excess moisture usually isn't a problem because the structure

"breathes" through unsealed cracks and crannies in the construction, creating a regular exchange of outdoor and indoor air. That's why it is often a struggle to keep enough moisture in older homes.

But with today's modern construction techniques, homes are much tighter and energy-efficient. As a result, newer homes don't usually need a way to add moisture-they're more likely to have trouble getting rid of it.

So how much humidity is enough to keep us comfortable without dampening our surroundings? Refer to the chart for temperature and humidity levels that are generally considered comfortable.

Not sure what the humidity is inside your home? Ask a HVAC (heating, ventilating, and air conditioning) contractor to measure it for you, or purchase an inexpensive humidistat from your local hardware store.

*Suggested Humidity Levels for Maximum Indoor Comfort**

Indoor <u>Air Temp</u>	Outdoor <u>Air Temp</u>	Suggested Maximum <u>Humidity</u>
70 F	-20 F	15%
70 F	-20 F to -10 F	20%
70 F	-10 F to 0 F	25%
70 F	0 F to 10 F	30%
70 F	10 F to 20 F	35%
70 F	20 F to 40 F	40%

* Source-University of Minnesota Engineering Department.

CONDENSATION AND FROST BUILD UP ON WINDOWS

Due to the tight construction of new homes, moisture can be trapped in many ways. This moisture can also be created by the use of kitchen appliances, laundry facilities, and bathroom facilities. There are several steps that can be taken to assist in reducing and controlling moisture.

1. Purchase a humidistat to monitor humidity levels appropriately.
2. If the wood around the windows gets wet, damp, or frosted, you need to dry this wood off.
3. Turn off or reduce the setting on any humidifier in the house.
4. Operate exhaust fans in the areas of high moisture input such as laundry rooms, kitchens, and bathrooms both while the area is in use, and long after to continue the air circulation. Do this on an as needed basis.
5. Ventilate the house briefly once a day.
6. Use a dehumidifier or contract to have an air to air exchanger installed to remove moisture in your house.
7. Increase the circulation of the air in the house by turning the fan switch to the ON position on the thermostat.
8. Reduce the moisture input into the house. (Showering, cooking, plants etc.)
9. Open window curtains every day.

If you follow the above recommendations, the problem can be reduced to a manageable level.