

HOMEOWNER'S MANUAL & MAINTENANCE GUIDE

This document is designed to provide information to make living in your new home an enjoyable and pleasant experience. It is intended to assist you in maintaining your home's quality finishes.

Streetside Development Corporation provides one year warranty from the date of your possession. You will receive two letters prior to your anniversary dates at 90-day and year end with a form to fill out and return with any deficiencies. At your 90-day warranty appointment we will adjust any doors that have shifted due to building settlement, inspect your caulking behind your sinks, check for any plumbing leaks, and water flow in the toilet.

To learn more about what is covered by warranty please read the following information.

We thank you for choosing Streetside Development Corporation to build your new home and wish you many years of gratifying and satisfying home ownership.

Streetside Development Corporation

CARING FOR YOUR HOME

Streetside has constructed your home with quality materials and the labor of experienced craftsmen. Before we use any material, it must meet our specifications for quality and durability. All work is done under our supervision to attain the best possible results for your investment.

A home is one of the last hand-built products left in the world. Once we have assembled the natural and manufactured materials, the components interact with each other and the environment. Although quality materials and workmanship have been used in your home, this does not mean that it will require no care or maintenance. A home requires care and attention from day one. General homeowner maintenance is essential to providing a quality home for a lifetime.

Homeowner Use and Maintenance Guidelines

We are proud of the homes we build and the neighborhoods in which we build. We strive to create long-lasting value. This cannot be achieved unless you, as the homeowner, properly maintain your home and all of its components. Periodic maintenance is necessary because of normal wear and tear, the inherent characteristics of the materials used in your home, and normal service required by the mechanical systems. Natural fluctuations in temperature and humidity also affect your home.

Many times a minor adjustment or repair done immediately saves a more serious, time-consuming, and sometimes costly repair later. Note also that neglect of routine maintenance can void applicable limited warranty coverage on all or part of your home. By caring for your new home attentively, you ensure your enjoyment of it for years. The attention provided by each homeowner contributes significantly to the overall desirability of the community.

We recognize that it is impossible to anticipate and describe every attention needed for good home care but we have covered many important details. The subjects covered include components of homes we build, listed in alphabetical order. Each topic includes suggestions for use and maintenance followed by Streetside's limited warranty guidelines. This manual may discuss some components that are not present in your home.

Please take time to read the literature provided by the manufacturers of consumer products and other items in your home. The information contained in that material is not repeated here. Although much of the information may be familiar to you, some points may differ significantly from homes you have had in the past.

Streetside's Limited Warranty Guidelines

While we strive to build a defect-free home, we are realistic enough to know that we may make mistakes or that something in the home may not perform as intended. When either occurs, we will make necessary corrections. In support of this commitment, Streetside provides you with a limited warranty. In addition to the information contained in the limited warranty itself, this manual includes details about one-year material and workmanship standards. The manual describes our standards for each item and what we will do to remedy items that do not meet our standards.

Our criteria for qualifying warranty repairs is based on typical industry practices in our region and meet or exceed those practices for the components of your home. However, we reserve the right to exceed these guidelines if common sense or individual circumstances dictate, without being obligated to exceed all guidelines to a similar degree or for all homeowners.

You have signed the Limited Warranty Certificate with your "Offer to Purchase". Please review it thoroughly.

*Our warranty service system is designed to accept written reports of non-emergency items. This provides you with the maximum protection and allows us to operate efficiently, thereby providing faster service to all homeowners. **Only Emergency reports are reports accepted by phone.***

All non-emergency service requests should be put in writing and faxed, or mailed, or e-mailed to our office.

Streetside enrolls each project in an approved "Home Warranty Program". ("The Program") The Program covers each individual unit, as well as the common property. The Program protects the homeowner against defects on materials and workmanship for a period of one year after substantial completion of the unit. The Program also protects for four (4) to nine (9) more years against major structural defects, depending on your new home program coverage.

For further information, please refer to Appendix C of the "Offer to Purchase".

POST POSSESSION DATE SERVICE AND WARRANTY

Warranty Service Requests:

During the First Year After Possession Date:

- a) Our service representative will be calling you within the first 90 days of your occupancy to arrange your first service visit. This allows you sufficient time to become settled in your new home and to experience its components. A second service call will take place four – six weeks prior to the first anniversary of your possession date.
- b) **In case of an emergency, please contact our Emergency Pager at 701-3495. Our Warranty Administrator day phone number is 212-1609. After hours please call 258-0703.**

Emergency Service

Please limit your request for emergency service to situations that require immediate attention to prevent damages to health and property. As defined by the limited warranty, “emergency” includes situations such as:

- Total loss of heat when the outside temperature is below 20 Celsius.
- Total loss of electricity. (Check with the utility company emergency before reporting this circumstance to Streetside).
- Total loss of water. (Check with the water department to be certain the problem is not a general outage in the area)
- Plumbing leak that requires the entire water supply to be shut off.
- Gas leak. **Leave the house immediately! Once outside please call 245-7222.**

We ask for your co-operation when making the warranty service requests. Compile a list of the items requiring repair, using the service request form found at the end of this booklet. Bring this form to our attention during your scheduled service visits.

- a) In order to provide efficient service and to minimize your inconvenience, we ask that you allow us to attend to your list of deficiency items during your scheduled 90 day and one year service visits. Deficiencies that are the result of settlement will be repaired on a “one time only” basis approximately one year after possession. (Example: nail pops and cracked tiles that may occur due to settlement).

- b) In order to provide efficient service and to minimize your inconvenience, we ask that you allow us to attend to your list of deficiency items during your scheduled 90 day and one year service visits. Deficiencies that are the result of settlement will be repaired on a “one time only” basis approximately one year after possession. (Example: nail pops and cracked tiles that may occur due to settlement).
- c) In order to provide efficient service and to minimize your inconvenience, we ask that you allow us to attend to your list of deficiency items during your scheduled 90 day and one year service visits. Deficiencies that are the result of settlement will be repaired on a “one time only” basis approximately one year after possession. (Example: nail pops and cracked tiles that may occur due to settlement).

Please put deficiencies and/or requests for service in writing (see the attached “Homeowner Request for Warranty Service” form). This handy form provides an easy reference list for the type and timing of the repairs required, thereby ensuring that the repairs are completed properly.

Kitchen Appliance Warranty:

All ranges, refrigerators, washers, dryers and dishwashers* come with a one-year service warranty. The manufactures of kitchen appliances will work directly with you if any repairs are needed for these products. Customer service phone numbers are listed in the use and care materials for each appliance. Be prepared to provide the model and serial number of the item and the possession date on your home. Appliance warranties are generally for one year; refer to the literature provided by the manufacturer for complete information.

** Applies only to appliances supplied and installed through Streetside Development Corporation.*

Service Processing Procedures

You can help us to serve you better by providing complete information, including:

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

Upon receipt of your request for warranty service, our Customer Service representative will call you to arrange a mutually acceptable time for a service call. At that time we inspect the items in your written request to confirm warranty coverage and determine appropriate action. **Please note:**

All service appointments are scheduled during normal business hours:

**Monday through Friday
9:00 a.m. to 4:00 p.m.**

Generally, reported items fall into one of three categories:

- Trade contractor item
- In-house item
- Home maintenance item

If a trade contractor or an in-house employee is required to complete repairs, we issue a warranty work order and the repair technician contacts you to schedule the work. We intend to complete warranty work orders within 35 days of the inspection unless you are unavailable for access. If a back-ordered part or similar circumstance causes a delay, we will let you know.

If the item is home maintenance, we will review the maintenance steps with you and offer whatever informational assistance we can. **Streetside does not provide routine home maintenance.**

Reporting Warranty Items

The many details of warranty coverage can be confusing. We hope this chart will make reporting items easier. If you do not know whom to contact, call our office and we will guide you.

Appliances Contact the manufacturer directly with the model and serial number, possession date, and description of problem.

Emergency During our business hours (Monday through Friday 8 a.m. until 4:30 p.m.) call our service co-coordinator at 212-1609

After business hours or on weekends or holidays, contact the appropriate utility company directly using the emergency numbers you receive at your walk through inspection (W.T.I.)

Non-emergency Mail or fax your written list of items to our office at 212-4944. You can find service request forms at the end of this manual or you can request more by calling our office at 212-1609.

Storm or other natural disaster damage Contact your insurance agent immediately. In extreme situations, photograph the damage immediately for record.

GENERAL HOMECARE INFORMATION

The following "Homeowner Use and Maintenance Guidelines" were assembled from suppliers, reference literature and industry experience. They are listed alphabetically for quick and easy reference. These guidelines include energy efficient tips and environmentally safe alternatives. **Please note that some items may not pertain to your particular home.**

AIR CONDITIONING

Homeowner Use and Maintenance Guidelines

Air conditioning can greatly enhance the comfort of your home, but if it is used improperly or inefficiently, wasted energy and frustration will result. These hints and suggestions are provided to help you maximize your air conditioning system.

Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows.

Time is very important in your expectations of an air conditioning system. Unlike a light bulb which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat.

For example, if you come home at 6 p.m. when the temperature has reached 32 C and set your thermostat to 23 C, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the day, the sun has been heating not only the air in the house, but the walls, the carpet, and furniture. All these things release heat and nullify the cooling process. By the time the air conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain a cooler temperature. The temperature setting may then be lowered slightly when you arrive home. This will create better results. Once the system is operating, setting the thermostat at 15 degrees will not cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit. **Please read and follow the manufacturer's instructions thoroughly.**

ALARM SYSTEM

Homeowners Use and Maintenance Guidelines

If your home selections included pre-wire for an alarm system, you will arrange for the final connection after your move-in. The alarm company will demonstrate the system and instruct you in its use. We recommend that you test the system each month.

Streetside's Limited Warranty Guidelines

Streetside will correct wiring (if roughed in by Streetside) that does not perform as intended for the alarm system.

APPLIANCES

Read and follow all manufacturers' instructions for the use and maintenance of each appliance in your home and keep them available for reference.

Manufacturer's Service

If a problem arises with an appliance, call the customer service number listed in the manufacturer's warranty. When reporting warranty items to the appliance manufacturer, be prepared to supply the following details:

- Date of purchase (your possession date)
- Serial and model numbers, found on a metal plate or sticker on the side or bottom of each appliance
- Description of the problem

Registration

Mail warranty registration cards directly to the manufacturer.

Streetside's Limited Warranty Guidelines

We confirm that all appliance surfaces are in acceptable condition during your W.T.I. We assign all appliance warranties to you, effective on the date of possession. The appliance manufacturers warrant their products directly to you according to the terms and conditions of these written warranties.

Homeowners Use and Maintenance Guidelines

All ranges, refrigerators, washer, dryers, dishwashers and OTR microwave ovens come with a warranty and service agreement. For information on your appliances, please refer to your "Use and Care Manual" (supplied with each appliance).

(a) Cleaning: Give your appliances a shine! Rubbing ½ alcohol and ½ Club Soda will clean and shine at the same time

(b) Dishwasher: The right amount of water in your dishwasher is important. There should be enough to cover one inch above the sump pump area at the base of the machine. Ensure that there is always a little water in the bottom of the dishwasher so that the o-rings and seals will not dry out. Dishwasher interiors are self-cleaning. If a stain does occur, clean with dishwasher detergent and water, wearing rubber gloves to protect hands from very alkaline detergent. A heavy film buildup from hard water minerals may be removed by adding vinegar or citric acid crystals (available at drugstores) to dishwasher without any dishes in it, after it fills with water at start of first cycle. **Do this only if appliance manual suggests**, and if the buildup bothers the owner (as it does no harm).

(c) Dryer: Most exteriors are [painted synthetic enamel](#) which can be damaged or removed by chlorine bleach, ammonia, solvents or other chemicals often used in laundering and stain removal. Do not use dryer top as worktop for stain removal unless it is protected by heavy plastic cover. Use sink instead and (follow remover product label directions exactly including flushing sink with cold water!) Do not spray pre-wash stain removers on clothing on top of dryer unless top is protected completely; this may corrode plastic control parts as well as paint. Clean lint filter after each load for efficient drying. If load is full of lint, clean filter part-way through drying cycle. Clean out exhaust vent system at least once a year, and be sure it is not clogged at any time.

(d) OTR Microwave Oven: Avoid unnecessary spatters by covering dishes, using wax paper or paper towels when a looser cover is desired. Use an appropriate cover for the cooking process. If oven does not have a removable glass shelf, a plate or paper towel under food cooked directly on oven floor (such as baked potatoes) keeps it cleaner. Clean the door and oven cavity with water and mild detergent. Do not use abrasives such as scouring pads. Do not put anything metal in the microwave.

(e) Range Hood: Range hoods and fans need regular cleaning. Often wash exposed metal with warm suds solution and rinse. If very greasy, use ammonia and water and rinse. Never use abrasive pads or scouring powders as they can scratch the finish. Occasionally clean fan blades of dirt and grease, which can restrict air flow, and cause motor over-heating and fire hazard. Wash the hood with warm, soapy water often. Wash the inside and outside. Rinse the hood and wipe it dry. If the hood is vented, check the exhaust vent regularly, especially if you find a lessening of the hoods efficiency. Grease clogs or dirt buildup, both of which occur normally with age, can block the vent. The vent should offer an unrestricted air flow. Occasionally take the metal filter out of the hood. Metal

filters can be easily cleaned in the dishwasher. Dry the filter and put it back in the hood.

(f) Refrigerator: To keep the refrigerator fresh, always leave an open box of baking soda in both the freezer and cold sections. Replace the box every one to two months. Wipe the refrigerator with vinegar or baking soda and water. This will prevent mildew and make it very clean. To improve efficiency, clean the coils on the back of the fridge every six months. Use a cloth with ammonia on it or a vacuum cleaner. Note: unplug the refrigerator before attempting to clean the coils

(g) Washer: Be careful not to spill laundry products on the exterior surface of any washer or dryer. Wipe up any spills promptly with a damp soft cloth or paper towel. Most washer tops are [porcelain enamel](#) which, is quite resistant, but will be damaged by acids in rust removers, and by long exposure to other chemicals. Sides and front of washer cabinets, and some tops, are synthetic enamel, which will be damaged quickly by ammonia, chlorine bleach, abrasives, and solvents. Do not spray pre-wash soil and stain removers onto garments on top of washer, for they can corrode painted and plastic parts such as the control panel, etc. Do not treat with rust removers on top of washer; use sink, and follow label instructions. Turn off hot and cold water faucets going to tub between washdays to prevent water pressure strain on hoses. Check that hoses are not kinked or bent.

ATTIC ACCESS (Townhouses & Semi-Detached Villas Only)

Homeowner Use and Maintenance Guidelines

The attic space is neither designed nor intended for storage. We provide access to this area only for maintenance of mechanical equipment that may traverse the attic space.

Streetside's Limited Warranty Guidelines

Streetside and the local building department inspect the attic before your possession to confirm insulation is correct.

BATHROOM

(a) Caulking: To clean caulking, rub with an old toothbrush dipped in chlorine bleach. Be careful not to let the bleach touch the tile; it can take off the finish. Grimy grout can be banished with a paste of baking soda and water, again using that old toothbrush. You can disguise dark spots with a bit of white toothpaste.

(b) Shower: To prevent build up of film, wipe down shower doors with a solution of equal parts of vinegar and water

(c) Tiles: To remove a build up of soap and minerals, caused by hard water, clean tiles with a cloth soaked in vinegar. Many tile cleaners are acid based and their use should be limited. Always read the manufacturer's label to find out. All acids, no matter how weak, will etch marble surfaces. In addition, avoid any cleaner that contains harsh abrasives.

CABINETS

Homeowner Use and Maintenance Guidelines

Cleaning

Painted wood, metal, laminated plastic or wood-grain vinyl surfaces can be cleaned with detergent and warm water solution. Rinse with a cloth or sponge dampened in clean water. Using a dry cloth or paper towel to wipe the surface dry prevents streaking.

Most all-purpose household cleaners may also be used; read the label to be sure it can be used on that surface, and follow directions exactly. Test inside a door to be sure it will not harm the finish. NEVER use scouring powder or other abrasives on cabinets as they will damage the finish! On painted metal, or plastic surfaces, using an appropriate spray-on all-purpose household cleaner on stubborn sticky spots should remove them; rinse thoroughly afterward. Some wood cabinet cleaners contain waxes, which leave a shine or medium luster on the surface, and protect the wood. If the wood finish seems dull after cleaning, you may want to apply a solvent-based wood wax, which may or may not require buffing to create a luster. To prevent lacquer wearing off of edge use a varathane product to seal and protect against cleaning.

Hinges

If hinges catch or drawer glides become sluggish, a small amount of silicone lubricant will improve their performance.

Moisture

Damage to cabinet surfaces and warping can result from operating appliances that generate large amounts of moisture (such as a crock pot) too near the cabinet. When operating such appliances, place them in a location that is not directly under a cabinet.

Self -Cleaning Ovens

When using a self-cleaning stove – pull out the drawers on either side of the stove – this will prevent the heat from warping or damaging the wood or melamine.

Streetside's Limited Warranty Guidelines

During the W.T.I. we will confirm that all cabinet parts are installed and that their surfaces are in acceptable condition.

Alignment

Doors, drawer fronts, and handles should be level and even.

Operation

Cabinets should operate properly under normal uses.

Separations

We will correct gaps between cabinets and the ceiling or cabinets and the walls by caulking or other means if the gap exceeds 1/8 inch (locations behind appliances are exceptions from this repair).

Warping

If doors or drawer fronts warp in excess of ¼ - inch within a 24 -inch span, we will correct this by adjustment or replacement.

Wood Grain

Noticeable variations in wood grain, knots and color are normal in all wood or wood veneer selections. Replacements are not made due to such variations.

CARPET

Homeowner Use and Maintenance Guidelines

Your selection sheets provide a record of the brand, style, and color of floor coverings in your home. Please retain this information for future reference. Refer to the various manufacturer's recommendations for additional information on the care of your floor coverings.

Cleaning

A carpet properly cleaned will last for years with regular care. Carpet wears out because of foot traffic and dirt particles that get trampled deep into the pile beyond the suction of the vacuum. The dirt particles wear down the fibers like sandpaper and dull the finish. The most important thing you can do to protect your carpet is to vacuum it frequently. Vacuum twice each week lightly and once a week thoroughly. Heavy traffic areas may require more frequent cleaning.

Vacuuming high-traffic areas daily helps keep them clean and maintains the upright position of the nap. Wipe spills and clean stains immediately. For best results, blot or dab any spill or stain; avoid rubbing. Test stain removers on an out-of-the-way area of the carpet, such as in a closet, to check for any undesirable effects. Have your carpet professionally cleaned regularly, usually once a year.

Burns

Take care of any kind of burn immediately. First snip off the darkened fibers. Then use a soapless cleaner and sponge with water. If the burn is extensive, talk with a professional about replacing the damaged area.

Crushing

Furniture and traffic may crush a carpet's pile fibers. Frequent vacuuming in high-traffic areas and glides or cups under heavy pieces of furniture can help prevent this. Rotating your furniture to change the traffic pattern in a room promotes more even wear. Some carpets resist matting and crushing because of their level of fiber, but this does not imply or guarantee that no matting or crushing will occur. Heavy traffic areas such as halls and stairways are more susceptible to wear and crushing. This is considered normal wear.

Fading

Science has yet to develop a color that will not fade with time. All carpets will slowly lose some color due to natural and artificial forces in the environment. You can delay this process by frequently removing soil with vacuuming, regularly

changing air filters in heating and air conditioning systems, keeping humidity and room temperature from getting too high, and reducing sunlight exposure with window coverings.

Filtration

If interior doors are kept closed while the air conditioning is operating, air circulation from the closed room flows through the small space at the bottom of the door. This forces the air over the carpet fibers, which in turn act as a filter, catching particulate pollution. Over time, a noticeable stain develops at the threshold.

Fuzzing

In loop carpets, fibers may break. Simply clip the excess fibers. If it continues, call a professional.

Piling

Piling or small balls of fiber can appear on your carpet, depending on the type of carpet fiber and the type of traffic. If this occurs, clip off the pills. If they cover a large area, seek professional advice.

Rippling

With wall-to-wall carpeting, high humidity may cause rippling. If the carpet remains rippled after the humidity has left, and have a professional re-stretch the carpeting using a power stretcher, not a knee-kicker.

Seams

Carpet usually comes in 12-foot widths, making seams necessary in most rooms. Visible seams are not a defect unless they have been improperly made or unless the material has a defect, making the seam appear more pronounced than normal. The more dense and uniform the carpet texture, the more visible the seams will be. Carpet styles with low, tight naps result in the most visible seams. Seams are never more visible than when the carpet is first installed. Usually with time, use, and vacuuming the seams become less visible. You can see examples of how carpet seams diminish after they have been vacuumed and have experienced traffic in the model homes.

Shading

Shading is an inherent quality of fine-cut pile carpets. Household traffic causes pile fibers to assume different angles; as a result, the carpet appears darker and lighter in these areas. A good vacuuming, which makes the pile all go in the same direction, provides a temporary remedy.

Shedding

New carpeting, especially pile, sheds bits of fiber for a period of time. Eventually these loose fibers are removed by vacuuming. Shedding usually occurs more with wool carpeting than with nylon or other synthetics.

Snags

Sharp-edged objects can grab or snag the carpet fiber. When this occurs, cut off the snag. If the snag is especially large, call a professional.

Sprouting

Occasionally you may find small tufts of fiber sprouting above carpet surface. Simply use scissors to cut off the sprout. Do not attempt to pull it, because other fibers will come out in the process.

Stains

No carpet is stain proof. Although your carpet manufacturer designates your carpet as stain resistant, some substances may still cause permanent staining. These include hair dyes, drain cleaners, plant food, insecticides, and food or beverages with strongly colored natural dyes as found in some brands of mustard and herbal tea.

Refer to your "Care and Maintenance" brochures for recommended cleaning procedures for your particular fiber. Pretest any spot-removal solution in an inconspicuous area before using it in a large area. Apply several drops of the solution, hold a white tissue on the area, and count to ten. Examine both tissue and carpet for dye transfer and check for carpet damage.

Static

Cooler temperatures outside often contribute to static electricity inside. To avoid the problem, look for carpets made with anti-static. You can also install a humidifier to help control static build-up.

Streetside's Limited Warranty Guidelines

During your W.T.I., we will confirm that your carpet is in acceptable condition. We will correct stains or spots noted at this time by cleaning, patching, or replacement. Streetside will not be responsible for dye lot variations if replacements are made.

Edges

Edges of carpet along moldings and edges of stairs should be held firmly in place. In some areas, metal or other edging material may be used where carpet meets another floor covering.

Seams

Carpet seams may be visible. Streetside will repair any gaps or fraying.

CAULKING

Homeowner Use and Maintenance Guidelines

Time and weather will shrink and dry caulking so that it no longer provides a good seal. As routine maintenance, check the caulking and make needed repairs. Caulking compounds and dispenser guns are available at hardware stores. Read the manufacturer's instructions carefully to be certain that you select an appropriate caulk for the intended purpose.

Colored Caulk

Colored caulking is available where larger selections are provided. As with any colored material, dye lots can vary.

Latex Caulk

Latex caulking is appropriate for an area that requires painting, such as along the stair stringer or where wood trim meets the wall.

Silicone Caulk

Caulking that contains silicone will not accept paint; it works best where water is present, for example, where tub meets tile or a sink meets a countertop.

Streetside's Limited Warranty Guidelines

During the W.T.I. we confirm that appropriate areas are adequately caulked.

One-Time Repair

We will touch-up caulking one time during your materials and workmanship warranty period. We suggest that this be performed with your year-end service.

CERAMIC TILE

Homeowner Use and Maintenance Guidelines

Cleaning

Avoid using harsh abrasive powders, which will scratch the finish. Occasional bleaching will clean grout. To clean tile, add 1-cup vinegar to 2 gallons of water and apply with a sponge mop. Rinse the ceramic tile with soap and water and dry it with a rubber squeegee (the kind used at service stations).

Grout Discoloration

Sealing grout is your decision and expense. You can prevent your grout from staining (if anything gets spilled on it) by purchasing a grout sealer. Once the grout has been sealed, ongoing maintenance of that seal is necessary and limited warranty coverage on grout that has been sealed is void.

Separations

Expect slight separations to occur in the grout between tiles. This grout is for decorative purposes only; it does not hold the tile in place. Cracks in the grout can be filled using premixed grout purchased from flooring or hardware stores. Follow the package directions.

Tile around the bathtubs or countertops may appear to be pulling up after a time. This is caused by normal shrinkage of grout or caulk and shrinkage of wood members as they dry out. If this occurs, the best remedy is to purchase tub caulk or premixed grout from a hardware store. Follow directions on the container. This maintenance is important to protect the underlying surface from water damage.

Streetside's Limited Warranty Guidelines

During the W.T.I. we confirm that tile and grout areas are in acceptable condition. We will repair or replace cracked, badly chipped, or loose tiles noted at that time. Streetside is not responsible for variations in color or discontinued patterns. New grout may vary in color from the original.

One-Time Repair

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to shrinkage. Streetside will repair grouting, if necessary, one-time during the first year. We are not responsible for color variations or discontinued colored grout. Any grouting or caulking that is needed after that time is your responsibility.

CONCRETE FLATWORK

Homeowner Use and Maintenance Guidelines

Cleaning

Avoid washing exterior concrete slabs with cold water from an outside faucet when temperatures are high and the sun has been shining on the concrete. The abrupt change in temperature can damage the surface bond of the concrete. We recommend sweeping for keeping exterior concrete clean. If washing is necessary, do this when temperatures are moderate.

Repeated cleaning of the garage floor by hosing can increase soil movement by allowing water to penetrate any existing cracks. We recommend sweeping to clean the garage floor. To remove fresh oil and grease, cover stain with dry Portland cement or hydrated lime, then remove. Repeat the procedure until stain is drawn out of the concrete. Should your vehicle leak oil, try placing a flattened cardboard box underneath the area that leaks to avoid oil stains on the concrete floor.

Cracks

A concrete slab 10 feet across shrinks approximately 5/7 inch as it cures. Some of this shrinkage shows up as cracks. Cracking of concrete flatwork also results from temperature changes that cause expansion and contraction.

During the summer, moisture finds its way under the concrete along the edges or through cracks in the surface. In winter this moisture forms frost that can lift the concrete, increasing the cracking. Maintaining drainage away from all concrete slabs will minimize cracking from this cause.

As cracks occur, seal them with a waterproof concrete caulk (available at hardware or home improvement stores) to prevent moisture from penetrating to the soil beneath.

Expansion Joints

We install expansion joints to help control expansion. However, as the concrete shrinks during the curing process, moisture can penetrate under the concrete and lift the expansion joint. When this occurs, fill the resulting gap with a gray silicone sealant, which you can purchase at most hardware stores.

Heavy Vehicles (Townhouses & Semi-Detached Villas Only)

Do not permit heavy vehicles such as moving vans or motor homes to drive on your concrete work. We design and install this concrete for residential use only.

Ice, Snow and Chemicals

Driving or parking on snow creates ice on the drive, which magnifies the effects of snow on the concrete surface. Remove ice and snow from concrete slabs as promptly as possible after snow storms. Protect concrete from abuse by chemical agents, such as pet urine, fertilizers, radiator overflow, repeated hosing, or de-icing agents, such as road salt that can drip from vehicles. All these items can cause spalling (chipping of the surface) of concrete.

Sealer

A concrete sealer, available at paint stores, will help you keep an unpainted concrete floor clean. Do not use soap on unpainted concrete. Instead, use plain water and washing soda or, if necessary, a scouring powder.

Streetside's Limited Warranty Guidelines

Concrete slabs are floating – they are not attached to the home's foundation walls. These are not a structural (load-bearing) element of the home and are not covered by structural warranty. The limited warranty coverage is for one year.

Color

Concrete slabs vary in color. No correction is provided for this condition.

Cracks

If concrete cracks reach 1/8 of an inch in width or vertical displacement, on an attached garage slab Streetside will patch or repair them one-time during the warranty year. Subsequently, concrete slab maintenance is your responsibility.

If concrete cracks reach in excess of ¼ inch in width or vertical displacement, on a concrete driveway Streetside will repair or replace as required one time during the warranty year. Subsequently, concrete driveway maintenance is your responsibility.

Level Floors

Concrete floors in the habitable areas of the home will be level to within ¼ inch within any 32 inch measurement with the exception of an area specifically designed to slope toward a floor drain. Consideration should be given to abnormal or excessive loads (i.e. waterbeds)

Separation

Streetside will correct separation of concrete slabs from the home if separation exceeds one inch.

Settling or Heaving

Streetside will repair slabs that settle or heave in excess of 2 inches or if such movement results in negative drainage (toward the house) or hazardous vertical displacement. Streetside will repair slabs abutting elevation changes in excess of 1 inch. (i.e. driveway to walk, driveway to garage floor, etc.).

Spalling (Surface Chips)

Causes of spalling include repeated hosing of concrete for cleaning, animal urine, radiator overflow, fertilizer, uncleared snow and ice, ice-melting agents, and road salts from vehicles. Repair of spalling is a home maintenance task.

Standing Water

Water may stand on exterior concrete slabs for several hours after precipitation or from roof run-off. Streetside will correct conditions that cause water to remain longer than 12 hours unless it is from roof run-off of melting snow.

CONDENSATION

Homeowner Use and Maintenance Guidelines

Persistent excessive condensation can be an annoying problem. Family lifestyle significantly influences these conditions. If this problem does appear it is suggested that the windows be opened for 10 minutes a day to alleviate the problem. If your home includes a humidifier, closely observe manufacturer's directions for its use, especially during periods of cooler temperatures.

Streetside's Limited Warranty Guidelines

Condensation results from a family's lifestyle, and Streetside has no control over this. The limited warranty coverage excludes condensation.

COUNTERTOPS

Homeowner Use and Maintenance Guidelines

Avoid placing hot items from the stove or microwave directly on the counter tops. Do not use countertops as ironing boards and do not set lighted cigarettes on the edge of the counter.

Caulking

The caulking between the countertop and the wall, along the joint at the backsplash, and around the sink may shrink, leaving a slight gap. Maintaining a good seal in these locations is important to keep moisture from reaching the wood under the laminates and to prevent warping.

Cleaning

Avoid abrasive cleaners that will damage the luster of the surface. To remove sticky residue, add 6 tbsp. of vinegar to a container of warm water. For light dirt, use a cloth sprinkled with turpentine and thoroughly wipe the surface. Continue by rinsing the surface with warm water and liquid detergent or with baking powder and water. Complete the process by rinsing the surface with clean warm water.

Streetside's Limited Warranty Guidelines

During your W.T.I. we confirm that all countertops are in acceptable condition. We repair noticeable surface damage such as chips, cracks, and scratches noted on the W.T.I. list. Repair of surface damage that occurs during or after your move-in is one of your home maintenance responsibilities.

Laminates

Laminated countertops will have one or more discernible seams. Streetside will repair gaps or differential at the seams that exceed 1/16-inch.

Manufactured Marble

Edges should be smooth and even. Where backsplash joints occur at corners, the top edges should be even within 1/16-inch.

Separation from Wall

Separation of countertops from walls, backsplash, and around sinks results from normal shrinkage of materials. Streetside will recaulk these areas one time during the materials and workmanship warranty. Subsequently caulking will be your home maintenance responsibility.

DOORS & LOCKS

Homeowner Use and Maintenance Guidelines

The doors installed in your home are wood products subject to natural characteristics of wood as shrinkage and warpage. Due to natural fluctuations of humidity and the use of forced air furnaces, showers, and dishwashers, interior doors may occasionally require minor adjustments.

Bi-fold Doors

Interior bi-fold doors sometimes stick or warp due to weather conditions. Apply a silicone lubricant to the tracks to minimize this inconvenience.

Failure to Latch

If a door will not latch because of minor settling, you can correct this by making a new opening in the jamb for the latch plate (remortising) and raising or lowering the plate accordingly.

Hinges

You can remedy a squeaky door hinge by removing the hinge pin and applying a silicone lubricant to it. Avoid using oil, as it can gum up or attract dirt. Graphite works well as a lubricant but can create a gray smudge on the door or floor covering beneath the hinge if too much is applied.

Keys

Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks him – or herself in a room. The top edge of the door casing is

often used as a place to keep the key. A small screwdriver or similarly shaped device can open some types of privacy locks.

Locks

Lubricate door locks with graphite or other waterproof lubricant. Avoid oil, as it will gum up.

Slamming

Slamming doors can damage both doors and jambs and can even cause cracking in the walls. Teach children not to hang on the doorknob and swing back and forth; as it loosens the hardware.

Shrinkage

Use putty, filler, or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Panels of wood doors shrink and expand in response to changes in temperature and humidity. Touching-up the paint or stain on unfinished exposed areas is your home maintenance responsibility.

Sticking

The most common cause of a sticking door is the natural expansion of lumber due to changes in humidity. When sticking is due to swelling during a damp season, do not plane the door unless it continues to stick after the weather changes.

Before planing a door due to sticking, try two other steps: first, apply either a paste wax, light coat of paraffin, or candle wax to the sticking surface; second tighten the screws that hold the door jamb or door frame. If planing is necessary even after these measures, use sandpaper to smooth the door and paint the sanded area to seal against moisture.

Warping

If a door warps slightly, keeping it closed as much as possible often returns it to normal.

Weather Stripping

Weather stripping and exterior door thresholds occasionally require adjustment or replacement.

Streetside's Limited Warranty Guidelines

During W.T.I. we confirm that all doors are in acceptable condition and correctly adjusted. Streetside will repair construction damage to doors noted on the W.T.I. list.

Adjustments

Due to normal settling of the home, doors may require adjustment for proper fit. Streetside will make such adjustments.

Warping

Streetside will repair doors that warp in excess of 3/8 inch.

DRAINS

Homeowner Use and Maintenance Guidelines

To prevent clogged drains try the following:

Note: Never pour grease or coffee grounds down the drain.

1. Prevent clogging by pouring boiling water down the drain once a week.
2. Clean your drains on a regular basis by pouring 1/2 cup of baking soda followed by 1/2 cup of vinegar, with a pinch of salt, down the drain. Complete the process by rinsing the drain thoroughly with hot water.
3. For a quick clean out, pour 3 cups of boiling hot vinegar down the drain. Clean floor drains by removing the strainers and reaching down to clear out any debris by hand.

DRYWALL

Homeowner Use and Maintenance Guidelines

Slight cracking, nail pops and seams may become visible in walls and ceilings. This is normally decided by standing four (4) feet from the wall looking straight at the wall. These are caused by the shrinkage of the wood and normal deflection of rafters to which the drywall is attached.

Repairs

With the exception of the one-time repair service provided by Streetside, care of drywall is your maintenance responsibility. Most drywall repairs can be easily made. This work is best done when you redecorate the room.

Repair hairline cracks with a coat of paint. You can repair slightly larger cracks with spackle or caulk. To correct a nail pop, reset the nail with a hammer and

punch. Cover it with spackle, which is available at paint and hardware stores. Apply two or three thin coats. When dry, sand the surface with fine-grain sandpaper, and then paint. You can fill indentations caused by sharp objects in the same manner.

Streetside's Limited Warranty Guidelines

During W.T.I., we confirm that drywall surfaces are in acceptable condition. Streetside will repair drywall shrinkage cracks and nail pops, once during the one-year warranty period. This will be done at the year-end service.

Note: All drywall repairs are sanded and made ready for painting: we do not repaint the repaired areas.

Lighting Conditions

Streetside does not repair drywall flaws that are only visible under particular lighting conditions.

Related Warranty Repairs

If a drywall repair is needed as a result of poor workmanship (such as blisters in tape) or other warranty-based repair (such as a plumbing leak), Streetside completes the repair by touching up the repaired area with the same paint that was on the surface when the home was delivered. If more than one-third of the wall is involved, we will repaint the wall corner to corner. You are responsible for supplying custom paint colors or wallpaper that has been applied after possession. Due to the effects of time on paint and wallpaper, as well as possible dye lot variations, touch-up may not match surrounding area.

ELECTRICAL SYSTEM

Homeowner Use and Maintenance Guidelines

Know the location of the breaker panel; it includes a main shut-off that controls all the electrical power to the home. Individual breakers control the separate circuits. Each breaker is marked to help you identify which breaker is connected to which major appliances, outlets, or other service. Should a failure occur in any part of your home, always check the breakers in the main panel box.

Breakers

Circuit breakers have three positions: on, off and tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.

Breaker Tripping

Breakers trip due to overloads caused by plugging too many appliances into the circuit, a worn cord or defective appliance, or operating an appliance with too high a voltage requirement for the circuit. The starting of an electric motor can also trip a breaker.

Buzzing

Fluorescent fixtures use transformer action to operate. This action sometimes cause a buzzing.

Fixture Location

We install light fixtures and outlets in the locations indicated on the plans, and as per Building Code. Moving fixtures or adding outlets to accommodate specific furniture arrangements or room use is your responsibility.

Ground Fault Circuit Interrupters (GFCI)

GFCI receptacles have a built-in element that senses fluctuations in power. Quite simply the GFCI is a circuit breaker. Building codes require installation of these receptacles in bathrooms, the kitchen, outside, and the garage (areas where an individual can come into contact with water while holding an electric appliance or tool). Heavy appliances such as freezers or power tools will trip the GFCI breaker.

Do not plug a refrigerator or food freezer into a GFCI-controlled outlet. The likelihood of the contents being ruined is high and the limited warranty does not cover such damage.

Each GFCI receptacle has a test and reset button. Once each month, press the test button. This will trip the circuit. To return service, press the reset button. If a GFCI breaker trips during normal use, it may indicate a faulty appliance and you will need to investigate the problem. One GFCI breaker can control up to three or four outlets.

Grounded System

Your electrical system is a three-wire grounded system. Never remove the bare wire that connects to the box or device.

Light Bulbs

You are responsible for replacing burned-out bulbs other than those noted during your W.T.I.

Modifications

If you wish to make any modifications, contact the electrician listed on the "Emergency Phone Numbers" you receive at the W.T.I. Having another electrician modify your electrical system during the warranty period can void that portion of your limited warranty.

Outlets

If an outlet is not working, check first to see if it is controlled by a wall switch or GFCI. Next, check the breaker.

If there are small children in the home, install safety plugs to cover unused outlets. This also minimizes the air infiltration that sometimes occurs with these outlets. Teach children to never touch electrical outlets, sockets, or fixtures.

Streetside's Limited Warranty

During W.T.I., we confirm that light fixtures are in acceptable condition and that all bulbs are working. Streetside's limited warranty excludes any fixture you supplied.

Designed Load

Streetside will repair any electrical wiring that fails to carry its designed load to meet specifications. If electrical outlets, switches, or fixtures do not function as intended, Streetside will repair or replace them.

GFCI

Streetside is not responsible for food spoilage that results from your plugging refrigerators or freezers into a GFCI outlet.

Power Surge

Power surges are the result of local conditions beyond the control of Streetside and are excluded from limited warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems and computers. Damage resulting from lightning strikes are excluded from limited warranty coverage.

EXPANSION AND CONTRACTION

Homeowner Use and Maintenance Guidelines

Changes in temperature and humidity cause all building materials to expand and contract. Dissimilar materials expand or contract at different rates. This movement results in separation between materials, particularly dissimilar ones. You will see the effects in small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, and where tile grout meets tub or sink. While this can alarm an uninformed homeowner, it is normal.

Shrinkage of the wood members of your home is inevitable and occurs in every new home. Although this is most noticeable during the first year, it may continue beyond that time. In most cases, caulk and paint are all that you need to conceal this minor evidence of a natural phenomenon. Even though properly installed, caulking shrinks and cracks. Maintenance of caulking your responsibility.

Streetside's Limited Warranty

Streetside provides one-time repairs to many of the effects of expansion and contraction. See individual categories for details.

GARBURATOR

Homeowner Use and Maintenance Guidelines

Avoid putting grease into drains whenever possible. Stringy products, such as celery, rhubarb, corn leaves and banana peels should never be placed in the garburator. Bones should never be put in the garburator. Cold water should be used when operating the garburator. This will allow debris to be flushed away. If the garburator becomes jammed, refer to your manual. To clean your appliance, garburate 2 ice cubes every 4 – 6 months.

Streetside's Limited Warranty

Streetside will replace or repair a faulty garburator within the one-year warranty period as long as the homeowner has followed the homeowner use and maintenance guidelines.

GAS FIREPLACE

Homeowner Use and Maintenance Guidelines

Read and follow all manufacturer's directions. Have the fireplace installation inspected yearly; including a visual check of the vent system the burner and the pilot flame. For your convenience, a 1/8" appliance requires a minimum gas pressure of 4.5" and a maximum 10.5" water column for natural gas. Ensure you keep the fireplace clear and free of combustible materials (gasoline or other flammable liquids). Use a vacuum cleaner or a whiskbroom to keep the control

compartment, burner and firebox free from dust and lint. Logs may be cleaned periodically with soap and water to remove soot and other contamination.

Caution:

The fireplace gas control must be in the OFF position and the pilot and main burners extinguished when cleaning appliances with vacuum.

Note: Doors, glass and logs can get very hot, handle only when logs are cool. Keep small children away from the fireplace unit when in use and up to thirty (30) minutes after the fireplace has been extinguished.

Troubleshooting:

The following is a trouble-shooting chart of possible problems:

Problem	Corrective action
Noisy Pilot Flame	Turn adjuster screw, located next to gas shut off valve. Turning adjustment screw clockwise decreases flame.
Pilot will not ignite	Disconnect remote wires and try to light pilot. If pilot now works, remote connections are faulty.

Note:
If your fireplace still does not operate correctly, consult the manufacture's dealer.

Streetside's Limited Warranty

All service and repairs should be performed by a qualified agency. Models have a lifetime-limited warranty on the firebox, a limited lifetime warranty on the main burner, pilot burner and cultured logs. These models also have a one-year warranty on the gas control valve, and a one-year warranty on the glass doors.

Discoloration

Discoloration of the firebox or brick is a normal result of use and requires no corrective action. Mortar-style fireplaces may develop cracks due to temperature changes and other factors.

Downdraft

Although extremely high winds can result in a downdraft, this condition should be temporary and occasional.

Glass Doors

During W.T.I., we confirm that glass fireplace doors, when included with the home, are in acceptable condition.

Water Infiltration

In unusually heavy or prolonged precipitation, especially when accompanied by high winds, some water can enter the home through the chimney or vent. The limited warranty excludes this occurrence.

GARAGE DOOR AND OPENER (Townhouses & Semi-Detached Villas Only)

Homeowner Use and Maintenance Guidelines

Since the garage door is a large, moving object, periodic maintenance is necessary.

Every six months, apply a 30-weight automobile oil or similar lubricant to all moving parts: track, rollers, hinges, pulleys, and springs. At the same time check to see that all hardware is tight and operating as intended without binding or scraping. Avoid over lubricating to prevent drips on vehicles or concrete floor.

Lock

If the lock becomes stiff, apply a silicone or graphite lubricant. Do not use on a lock, as it will stiffen in winter and make the lock difficult to operate.

Opener

Your garage door comes equipped with a "Lift Master" garage door opener. The protector system projects an invisible beam across the inside of the garage door opening. If anything interrupts the beam while the door is going down, the protector system automatically reverses the door before making contact. If the beam is obstructed, your door will not close. The garage door has an automatic light delay as the garage door opens and closes, the light goes on and then turns off 4 ½ minutes later. In case of power failure the door can be opened manually by pulling on the "Manual Release Handle". When power is restored, a push of the button reconnects the door and garage door opener.

Safety

Follow the manufacturer's instructions for safe and reliable operation. Do not allow anyone except the operator near the door when it is in motion. Keep hands and fingers away from all parts of the door except the handle. Do not allow children to play with or around the door.

For your safety, after the expiration of the one-year warranty, have any needed adjustments made by a qualified specialist. The door springs are under

considerable amount of tension and require special tools and knowledge for accurate and sage servicing. Have the door inspected by a professional garage door technician after any significant impact to the door.

Streetside's Limited Warranty

The garage door should operate smoothly and with reasonable ease. The door can be mis-aligned and require adjustment, which Streetside will provide during the one-year warranty period.

Light Visible

Garage overhead doors cannot be air-tight. Some light will be visible around the edges and across the top of the door.

GAS FURNACE (Where Applicable)

Homeowner Use and Maintenance Guidelines

Good maintenance of the furnace can save energy dollars and prolong the life of the furnace. Carefully read and follow the manufacturer's literature on the use and maintenance. The guidelines here include general information only. Have the furnace inspected yearly including a visual check of the vent system the burner and the pilot flame. Ensure you keep the furnace area clear of combustible materials (gasoline and other flammable liquids). Your unit's metal cabinet can be cleaned with soap and water. Grease spots can be removed with any household-cleaning agent. Ensure the gas furnace control is in the **OFF** position and that the pilot light and burners are off before cleaning the furnace. The blower motor and induced draft note are pre lubricated by the manufacturer. They do not require further attention other than a regular cleaning with a vacuum cleaner.

Adjust Vents

Experiment with the adjustable registers in your home to establish the best heat flow for your lifestyle. Generally, you can reduce the heat in seldom-used or interior rooms. This is an individual matter and you will need to balance the system for you own family's needs.

Avoid Overheating

Do not overheat your new home. Overheating can cause excessive shrinkage of framing lumber and may materially damage the home. In the beginning, use as little heat as possible and increase it gradually.

Blower Panel

You need to position the blower panel correctly for the furnace flower (fan) to operate. This panel compresses a button that tells the blower it is safe to operate. If this panel is not on tightly, the fan will not come on.

Ductwork Noise

Some popping or pinging sounds are the natural result of ductwork heating and cooling in response to air flow as the system operates.

Filter

Change your furnace filter four times a year and vacuum out the filter once a month (can be changed more during the heating season).

If a furnace humidifier is installed, it must be checked frequently in winter to ensure that the proper water level is maintained and the reservoir and plates are clean.

Gas Odor

FOR YOUR SAFETY

IF YOU SMELL GAS

- 1) Open windows
- 2) Call 911
- 3) Leave the home and wait outside

Odor

A new heating system or a fireplace may emit an odor for a few moments when you first turn it on. An established system may emit an odor after being unused for an extended time (such as after the summer months if you do not use air conditioning). This is caused by dust that has settled in the ducts and should pass quickly.

On/Off Switch

The furnace normally has an on-off blower switch. This switch looks like a regular light switch and is located in a metal box outside the furnace. When turned off, this switch overrides all furnace commands and shuts down the blower. This is usually done only when maintenance service is being performed, although young children have been known to turn the furnace off using this switch. (If your furnace is a high-efficiency model, it does not have a pilot or an on-off switch).

Pilot

On models with manually lit pilots, lighting the furnace pilot involves several steps normally posted on the furnace itself.

Registers

Heat register covers are removable and adjustable. You are responsible for adjusting the dampers in these covers to regulate the heat flow within the home. Registers in the rooms farther away from the furnace will usually need to be opened wider.

Return Air Vents

For maximum comfort and efficient energy use, arrange furniture and draperies to allow unobstructed air flow from registers and to cold air returns.

Thermostat

The thermostat is the only control you will need to set, as the furnace is completely automatic. Just set the temperature to the desired comfort level. The furnace will come on automatically when the temperature at the thermostat registers below the setting you have selected. Thermostats are calibrated to within 5 degrees.

Zoning Valves

If you have an apartment home, please do not leave a window open for more than one (1) hour, if the temperature drops below 18C, or your zoning valves may freeze and a water leak may occur.

Trouble Shooting:

What to do if your unit is not heating properly

If your unit is operating but fails to provide complete comfort, check the following before calling for service.

1. Be sure the thermostat setting is correct.
2. Check to see if the filter is clean
3. Be sure air can circulate freely throughout your home. Do not block supply registers on return grilles with furniture or rugs.

What to do if your units fails to operate.

1. Be sure the main switch that supplies power to the unit is in the ON position
2. Replace any burned out fuses or reset circuit breakers
3. Be sure the thermostat is properly set
4. If the unit still does not start please call your service technician

Streetside's Limited Warranty

We will install heating systems according to local building codes, as well as to engineering design of the particular home.

Adequacy of the system is determined by its ability to establish a temperature of 21 degrees C, as measured in the center of the room, 5 feet above the floor.

Furnace Sounds

Expansion or contraction of metal ductwork results in ticking or popping sounds. Eliminating all these sounds is impossible.

Thermostat

Thermostats are calibrated to plus or minus 5 degrees accuracy.

GAS WATER HEATER (Where Applicable)

Homeowner Use and Maintenance Guidelines

Carefully read and follow the manufacturer's literature for your specific model of water heater. When properly adjusted to the required temperature, this water heater will require a minimum of attention.

Condensation

Whenever the heater is filled with cold water, condensation will form on the cool tank surface and drops of water will fall on the floor. Condensation is normal and does not indicate a leak.

Drain Tank

Drain a quart or more of water from your water tank (until the water runs clear) every month or two to remove sediment that impedes heat transfer and lowers the efficiency of your heater. The type of water tank you have determines the steps to take, so follow the manufacturer's advice.

Pilot

Never light a gas pilot when the water tank is empty. Always turn off the gas before shutting off the cold water supply to the tank.

To light the water heater pilot, first remove the cover panel on the tank to expose the pilot, then rotate the on-off pilot knob to the pilot position. When the knob is in this position, the red button can be depressed.

When depressing the red button, hold a match to the pilot. Once the pilot lights, continue to hold the red button down for 30 to 60 seconds. When you release the

red button, the pilot should stay lit. If it does not, wait several minutes to allow the gas to dissipate from the tank and repeat the entire process. If it stays lit, rotate the on-off pilot knob to the on position.

Reinstall the cover panel and then adjust the temperature setting with the regulating knob on the front of the tank.

Water heaters sometimes collect small quantities of dirty water and scale in the main gas lines, which may put out the pilot light.

Safety

Do not use or store gasoline or other flammable liquids in the vicinity of this heater. Do not operate water heater until the tank is completely filled with water.

Temperature

The recommended thermostat setting for normal everyday use is "normal". Higher settings can result in wasted energy dollars and increase the danger of injury from scalding. Hot water will take longer to arrive at sinks, tubs, and showers that are farthest from the water heater.

No Hot Water?

If you discover that you have no hot water, check the pilot, temperature setting and water supply valve before calling for service. Refer to the manufacturer's literature for specific locations of these items and other troubleshooting information.

Streetside's Limited Warranty Guidelines

Refer to the manufacturer's limited warranty for information regarding coverage of the water heater.

HARDWARE AND RAILINGS

Homeowner Use and Maintenance Guidelines

The original finish on exterior locks and door handles will wear with normal use. As this occurs you may wish to remove the rest of the finish with a mild scouring powder. Once a uniform appearance is obtained you may leave the metal untreated for a naturally weathered appearance or it may be polished, using a silverware-cleansing compound, followed by a coat of clear lacquer for a like-new appearance. It is not necessary to use polishing compounds on interior door hardware. Wipe them occasionally with a damp cloth and polish with a soft dry cloth. Provided the common privacy set is used, bathroom doors can be unlocked

from the outside by pushing any small pick-like instrument (such as a two inch finishing nail) into the center of the hole. Try this before the need arises.

Lubricate exterior and interior locks periodically. For keyed exterior locks, powdered graphite (dry lubricant) blown into the keyhole and on the latch bolt will ensure smooth operation. For interior passage sets a few drops of sewing machine or similar light oil placed on the latch bolt will suffice.

If your railing or stairway balustrades are made of metal, the steel will rust if the protective finish is scratched. Therefore, avoid the use of abrasive cleaners and wipe them down with a cloth using as little water as possible. Vinyl coverings or caps commonly used on metal railings can be easily kept clean by regular washing and a damp cloth.

Streetside's Limited Warranty

We confirm that all hardware and railings are in acceptable condition during W.T.I. The limited warranty excludes repairs for cosmetic damage subsequent to W.T.I.

Streetside will repair locks that do not function as intended.

HARDWOOD FLOORS

Homeowner Use and Maintenance Guidelines

Hardwood floors are made of kiln dried materials but are subject to the natural process of shrinkage and expansion. One of the best ways to ensure that wood flooring will give the performance homeowners expect, is to install humidity controls and ensure that they are functioning before the flooring is installed.

Nearly every floor endures some separation between boards. In winter, when homes are heated and the air is dry, wood flooring gives up some of its moisture and therefore shrinks. When that happens, thin cracks appear between. This is normal and homeowners should be forewarned of this. **It is acceptable and customers should not be calling the installers at the first sign of cracks.**

Once the indoor heat goes off in spring and the indoor environment regains moisture most of these cracks will close up.

Cracks in winter – in the drier months – may easily develop to the thickness of a dime for solid 2 ½ inch wide strip oak floors. Floors with light stained woods and naturally light woods like maple tend to show cracks more than darker, wood-tone finished floors.

The cure for cracks? Homeowners should add moisture to the air during dry periods. It's their choice – live with the cracks and wait until spring or else add

humidity by opening the dishwasher after a rinse cycle, switching off the bathroom fan or hanging laundry to dry in the basement near the furnace. Better yet, install a humidifier in the furnace or an exterior air vent for the furnace burner.

“Cupping and crowning” are common complaints that develop with high humidity. Both problems occur across the width of the flooring material. Cupping is when the edges of a board are high and its center is lower. It can occur after water spills onto the floor and is absorbed by the wood but high humidity is more often the cause. Cupping is caused by a moisture imbalance through the thickness of the wood: The wood is wetter on the bottom of the board than on the top. The first step in repairing a cupped floor is to identify and eliminate the moisture source. In the kitchen, it may be a leak from the dishwasher or icemaker. From outdoors, it might be the terrain of the lot, with rain and run off not moving away from the house and foundation. Indoor, the humidity may need to be controlled, or a plumbing leak may be causing excess moisture in the basement, which migrates up into the subfloor and from there into the wood flooring,

Once the source of the moisture is controlled, cupping can usually be cured. The floor may improve on its own as it dries out over time. Other times, fans may be needed to speed the drying process. **The floor should not be sanded until moisture meter readings indicate the floor is thoroughly dried.**

Crowning is the opposite of cupping. The center of a board is higher than the edges. Moisture imbalance is sometimes the cause of crowning if excessive moisture is introduced on the top of the floor perhaps from water used in maintenance or plumbing leaks from an overhead sprinkler system. However, a common cause is that the floor was previously cupped, but was sanded at the wrong time – before the moisture content returned to normal and the board flattened on its own.

It should be noted that some slight cupping and crowning may occur naturally, and should be tolerated. The bark side of lumber shrinks and swells more than the side closest to the center of the tree. Hardwood flooring can be both beautiful and easy to maintain if a few points are kept in mind. Initially, it may seem that the floor is slightly rough to the touch

Cleaning

Vacuum often to keep dirt from grinding into the floor finish or sticking to it. Wipe up spills immediately.

Dimples

Placing heavy furniture or dropping heavy or sharp objects on hardwood floors can result in dimples.

Furniture Legs

Install proper floor protectors on furniture placed on hardwood floors. Protectors will allow chairs to move easily over the floor without scuffing. Regularly clean the protectors to remove any grit that may have accumulated.

Humidity

Wood floors respond noticeably to changes in humidity in your home. Especially during winter months the individual planks or pieces expand and contract as water content changes. A humidifier helps but does not eliminate this reaction.

Spills

A damp (not wet) cloth may be used on a well-sealed wood floor to wipe up food spills or mud. Wipe dry with cloth or paper towel. Clean when necessary with a solvent-based liquid wax for wood. Follow directions on container. Solvent removes dirt and old wax, and leaves a thin wax coating, which must be buffed.

Splinters

When floors are new, small splinters of wood can appear.

Sun Exposure

SUNLIGHT can cause discoloration over time. Close curtains and blinds or add sheer drapes to protect a hardwood floor from intense UV rays. Shoes with exposed nails and heel supports will dent any floor.

Cherry flooring will darken over time. Area rugs should not be placed on a cherry floor for at least six (6) months.

Traffic

A dulling of the finish in heavy traffic areas is likely.

Warping

Warping will occur if the floor repeatedly becomes wet or is thoroughly soaked even once. Slight warping in the area of heat vents of heat-producing appliances is also typical.

Wax

Waxing and the use of products like oil soap are neither necessary nor recommended. Once you have polyurethane finish floor, re-coating is difficult because the new finish will not bond to the wax. The preferred maintenance is preventive cleaning and re-coating annually or as needed to maintain the desired luster.

Streetside's Limited Warranty

During W.T.I., we confirm that your hardwood floors are in acceptable condition. We will correct any readily noticeable cosmetic defects listed during the W.T.I. You are responsible for routine maintenance of hardwood floors.

Separations

Shrinkage will result in separations between the members of hardwood floors. If these exceed 1/8-inch, Streetside will fill them one time. Streetside is not responsible for removing excess filler that appears on the surface if the boards expand due to subsequent changes in humidity and expel the filler.

HUMIDIFIER

Homeowner Use and Maintenance Guidelines

Operate a humidifier only with the furnace, not with the air conditioner. If you notice condensation on windows, the humidifier should be adjusted to a lower setting. Clean the moisture pad according to the manufacturer's instructions and suggested timetable.

Streetside's Limited Warranty

Refer to the manufacturer's limited warranty for information regarding coverage of the humidifier.

HUMIDITY

Excessive moisture in the home will create condensation on the windows. Open a couple of windows for 15 minutes daily to allow moist stale air out and cool fresh air in. The recommended relative humidity for your home is as follows

Outside Temperature	Humidity
-30 C	15%
-24 C	20%
-18 C	25%
-12 C	30%
- 6 C	35%
0 C	40%

LIGHT FIXTURES

Homeowner Use and Maintenance Guidelines

Cleaning

Turn off the switches. Then take off all shades, shields, globes, and metal grills. Also take out the light bulbs and tubes. Be careful not to drop or break fluorescent tubes. Put hot water in a tub or deep sink. Also, put hot water in a pail. Put soap or detergent in both the sink and the pail. Swish up thick suds. Put shades, globes and other parts removed from the fixture in the tub or sink. Rinse these pieces with warm water. To wash wall and ceiling fixtures, squeeze a sponge or cloth out of the sudsy water in the pail. Use this to wipe off all parts of the fixture. Stand on a safe step stool or ladder to reach high-up fixtures. Rinse the same way, using a clean damp sponge or cloth. Wipe all the parts dry. **DO NOT LET WATER RUN INTO OPEN SOCKETS.** If there are metal parts, you can use polish or wax on them after they are dry. Sponge off, wipe dry and replace the bulbs and tubes. Do not get end of bulbs that screw into socket wet.

Streetside's Limited Warranty Guidelines

During W.T.I., we confirm that all fixtures are operating properly. If a fixture is not operating Streetside will replace or repair that fixture once during the one year of service.

MIRRORS

Homeowner Use and Maintenance Guidelines

To clean mirrors, use 3 tbsp. of household ammonia and 1 tbsp. of vinegar mixed with water in a spray bottle.

Streetside's Limited Warranty Guidelines

We will confirm that all mirrors are in acceptable condition during the W.T.I.. Streetside will correct scratches, chips, or other damage to mirrors noted during W.T.I.

PAINTING

Homeowner Use and Maintenance Guidelines

Painted surfaces must be washed gently using mild soap and as little water as possible. Avoid abrasive cleaners, scouring pads, or scrub brushes. Flat paints show washing marks more easily than gloss paints do. Often, homeowners prefer the results obtained by touching up rather than washing.

Colors

(Please record your paint color numbers for future reference).

Living-room	Color	Master bedroom	Color
	Walls		Walls
	Trim		Trim
Kitchen	Color	2nd bedroom	Color
	Walls		Walls
	Trim		Trim
Dining room	Color	Main bathroom	Color
	Walls		Walls
	Trim		Trim
Great room	Color	½ bathroom	Color
	Walls		Walls
	Trim		Trim
Basement Development	Color	Master bathroom	Color
	Walls		Walls
	Trim		Trim

Stain

For minor interior stain touchups, a furniture-polish and stain treatment is inexpensive, easy to use and will blend in with the wood grain.

Touch-up

When doing paint touch-ups, use a small brush, applying paint only to the damaged spot. Touch-up may not match the surrounding area exactly, even if the same paint mix is used. When it is time to repaint a room, prepare the wall surfaces first by cleaning with a mild soap and water mixture or a reliable cleaning product. Streetside will leave one quart of primary wall color paint with a paintbrush in your basement or storage area.

Streetside's Limited Warranty Guidelines

During W.T.I., we will confirm that all painted or stained surfaces are in acceptable condition. Streetside will touch-up paint as indicated on the W.T.I. list. You are responsible for all subsequent touchup, except painting we perform as part of another warranty repair.

Touch-up Visible

Paint touch-up is visible under certain lighting conditions from approximately 5 feet away.

Wood Grain

Due to wood characteristics, color variations will result when stain is applied to wood. This is natural and requires no repair. Today's water-base paints often make wood grain visible on painted trim. Streetside does not provide corrections for this condition.

PLUMBING FIXTURES

Homeowner Use and Maintenance Guidelines

Cleaning

Avoid using cleaning products with muriatic or sulfuric acids around such fixtures (read the contents labels), because the fumes alone will slowly erode the surface. Clean the chrome with soapy water or apple-cider vinegar mixed with water. Avoid scraping the surfaces with metal utensils. Do not use sinks as receptacle for photographic or developing solutions. Never step in the bathtub with your shoes on. They can scratch the surface. Be careful with rings and keys around plumbing fixtures, they can scratch the finish.

Clogs

The main causes of toilet clogs are domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss, and children's toys. Improper garbage disposal use also causes many plumbing clogs. You can usually clear clogged traps with a plumber's helper (plunger). If you use chemical agents, follow directions carefully to avoid personal injury or damage to the fixtures.

Dripping Faucet

You can repair a dripping faucet by shutting of the water at the valve directly under the sink, then removing the faucet stem, changing the washer, and reinstalling the faucet stem. The shower head is repaired the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. (Please note that some manufacturers do no use rubber washers).

Freezing Pipes

Provided the home is heated at a normal level, pipes should not freeze at temperatures above 0 degrees C. Set the heat at 18 degrees C if you are away

during winter months. Keep garage doors closed to protect plumbing lines running through this area from freezing temperatures.

In unusually frigid weather or if you will be gone more than a day or two, open cabinet doors to allow warm air to circulate around pipes. Call the plumber immediately if the pipes are frozen.

Leaks

If a major plumbing leak occurs, the first step is to turn off the supply of water to the area involved. This may mean shutting off the water to the entire home. Then contact the appropriate plumber.

Porcelain

You can damage porcelain enamel with sharp blow from a heavy object or by scratching. Do not stand in the bathtub wearing shoes unless you have placed a protective layer of newspaper over the bottom of the tub. If you splatter paint onto the porcelain enamel surfaces during redecorating, wipe it up immediately. If a spot dries before you notice it, use a recommended solvent.

Running Toilet

To stop running water, check the shut-off float in the tank. You will most likely find it has lifted too high in the tank, preventing the valve from shutting off completely. In this case, gently bend the float rod down until it stops the water at the correct level. The float should be free and not rub the side of the tank or any other parts. Also check the chain on the flush handle. If it is too tight, it will prevent the rubber stopper at the bottom of the tank from sealing, resulting in running water.

Tank Care

Avoid exposing the toilet to blows from sharp or heavy objects, which can cause chipping or cracking. Avoid abnormal pressures against the sides of the tank. It is possible to crack the tank at the points where it is attached to the bowl.

Stainless Steel

Clean stainless steel with soap and water to preserve their luster. Avoid abrasive cleaners; these will damage the finish. An occasional cleaning with a good stainless steel cleaner will enhance the finish. Avoid leaving produce on a stainless steel surface, since prolonged contact with produce can stain the finish.

Streetside's Limited Warranty Guidelines

During the W.T.I. we will confirm that all plumbing fixtures are in acceptable condition and that all faucets and drains operate freely.

Cosmetic Damage

Streetside will correct any fixture damage noted on the W.T.I. list. Repairing chips, scratches, or other surface damage noted subsequent to the W.T.I. list is your responsibility.

Exterior Faucets

Streetside will repair leaks at exterior faucets noted on the W.T.I. list.

Leaks

Streetside will repair leaks in the plumbing system. If a plumbing leak caused by a warranted item results in drywall or floor covering damage, Streetside will repair or replace items that were part of the home as originally purchased. We do not make adjustments for secondary damages (for example, damage to wallpaper, drapes, and personal belongings). Insurance should cover these items.

Water Line Noise

Changes in temperature or flow of water itself will cause some noise in the pipes. This is normal and requires no repair. Streetside will repair persistent water hammer. Expect temperatures to vary if water is used in more than one location.

RESILIENT FLOORING

Homeowner Use and Maintenance Guidelines

Linoleum is a relatively work-free product but does require some cleaning. Avoid using cleaning or finishing agents on the new floor until the adhesive has thoroughly set. This will take about two weeks. Use one cup of vinegar mixed in a pail of water to wash the floor. Soaps leave a residue that when picked up by the feet will start to darken carpets in traffic areas. Typically, linoleum is considered a no-wax surface, but you can wax it if you wish. Simply mix a cup of liquid wax in a pail of water. If your linoleum surface becomes scuffed or scratched, it is possible to refinish it with a no wax floor polish. One example is Armstrong Shine Keeper, long lasting floor polish. This is available at hardware and flooring suppliers.

Limit Water

Wipe up spills and vacuum crumbs instead of washing resilient floors frequently with water. Limit mopping or washing with water; excessive amounts of water on resilient floors can penetrate seams and get under edges, causing the material to lift and curl.

Moving Appliances & Furniture

Moving appliances across resilient floor covering can result in tears and wrinkles. Install coasters on furniture legs to prevent permanent damage. If you damage the resilient floor, you can have it successfully patched by professionals.

Raised Nail Heads

Raised nail heads are the result of movements of the floor joist caused by natural shrinkage and deflection. We have used special nails and glued the underlayment to help minimize this movement. If a nail head becomes visible through resilient flooring, place a block of wood over it and hit the block with a hammer to reset the nail.

Seams

Any brand or type of resilient flooring may separate slightly due to shrinkage. Seams can lift or curl if excessive moisture is allowed to penetrate them. You can use a special caulking at tub or floor joints to seal seams at those locations. Avoid getting large amount of water on the floor from baths and showers.

Streetside's Limited Warranty Guidelines

During W.T.I., we confirm that your floor is in acceptable condition. Streetside's limited warranty does not cover damage to resilient floors caused by moving furniture or appliances into the home. We can assist you in contacting professionals who can repair such damage if it occurs in your home.

Adhesion

Resilient floor covering should adhere. Streetside will repair lifting or bubbling and nail pops that appear on the surface during the first year from possession date.

Seams

Seams will occur and are sealed at the time of installation. Streetside will correct gaps in excess of 1/16-inch where resilient flooring pieces meet or 1/8-inch where resilient flooring meets another material. Streetside will correct curling at seams unless caused by excessive water during the first year of possession date.

ROUGH CARPENTRY

Streetside's Limited Warranty Guidelines

Some floor and stair squeaks are unavoidable. Although Streetside does not warranty against floor squeaks, a reasonable effort will be made to correct them.

Floor Deflection

Floors will deflect (bend) when walked on. This will be more noticeable next to hutches, book cases, pianos, chairs, and other heavy furniture. This is not a structural deficiency and Streetside will take no action for this occurrence.

Plumb Walls

Streetside will correct walls that are out of plumb more than ½-inch in an 8-foot distance or walls that are bowed more than ¼-inch in any 32-inch measurement.

SMOKE DETECTORS

Homeowner Use and Maintenance Guidelines

Read the manufacturer's manual for detailed information on the care of your smoke detectors.

Cleaning

For your safety, clean each smoke detector monthly to prevent as false alarm or lack of response in a fire. After cleaning, push the test button to confirm the alarm is working.

Streetside's Limited Warranty Guidelines

Streetside does not guarantee that the smoke detectors will provide the protection for which they are installed or intended. We will test smoke detectors during W.T.I. to confirm that they are working and to familiarize you with the alarm. You are responsible for obtaining fire insurance.

In the event of a false alarm:

- 1) Open window to clear any moisture or smoke in the area of the detector.
- 2) If the alarm continues to sound, turn off the electrical breaker, as most alarms are electrically operated.
- 3) Call a technician for follow-up.

STAIRS

Homeowner Use and Maintenance Guidelines

No known method of installation prevents all vibration or squeaks in a staircase. A shrinkage crack may develop where the stairs meet the wall. When this occurs, apply a thin bead of latex caulk and, when dry, touch up with paint.

Streetside's Limited Warranty Guidelines

Although Streetside does not warrant against stair vibration and squeaks, a reasonable effort will be made to correct them during your warranty period.

VENTILATION

Homeowner Use and Maintenance Guidelines

Homes today are build more tightly than ever. This saves energy dollars but creates a potential concern. Condensation, cooking odors, indoor pollutants, radon, and carbon monoxide may all accumulate. We provide mechanical and passive methods for ventilating homes. Your attention to ventilation is important to your health and safety.

Your daily habits can help keep your home well ventilated:

- 1) Do not cover or interfere in any way with the fresh air supply to your furnace.
- 2) Develop the habit of running the hood fan when you are cooking.
- 3) Run the bath fans when bathrooms are in use.
- 4) Air you house by opening windows for a time when weather permits.

Proper ventilation will prevent excessive moisture from forming on the inside of the windows. This helps reduce cleaning chores considerably.

Streetside's Limited Warranty Guidelines

Streetside warranty guidelines for active components (for example, exhaust fans) are discussed under the appropriate headings (such as electrical systems, heating system and so on).

WEATHER STRIPPING

Homeowner Use and Maintenance Guidelines

Weather stripping should be checked on an annual basis around doors and windows. Keep weather stripping free of paint. Lubricate rubber or vinyl products with petroleum jelly to keep them pliable.

WINDOWS, SCREENS AND PATIO DOORS

Homeowner Use and Maintenance Guidelines

Contact a glass company for reglazing of any windows that break. Glass is difficult to install without special tools.

Cleaning

Clean aluminum metal surfaces with warm, clear water. Do not use powdered cleaner. After each cleaning, apply a silicone lubricant. Clean glass as needed with vinegar and water, a commercial glass cleaner, or the product recommended by the window manufacturer.

Condensation

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. Your family's lifestyle controls the humidity level within your home. If your home includes a humidifier, closely observe the manufacturer's directions for its use.

Door Tracks

Keep patio door tracks clean for smooth operation and to prevent damage to the door frame. Silicone lubricants work well for these tracks.

Sticking Windows

Most sliding windows (both vertical and horizontal) are designed for a 10-pound pull. If sticking occurs or excessive pressure is required to open or close a window, apply a silicone lubricant. This is available at hardware stores. Avoid petroleum-based products.

Weep Holes

In heavy rains, water may collect in the bottom channel of window frames. Weep holes are provided to allow excess water to escape to the outside. Keep the bottom channels and weep holes free of dirt and debris for proper operation.

Streetside's Limited Warranty Guidelines

We will confirm that all windows and screens are in acceptable condition during W.T.I. Streetside will only repair or replace broken windows or damaged screens noted on the W.T.I. list. Windows should operate with reasonable ease and locks should perform as designed.

Scratches

Streetside confirms that all window glass is in acceptable condition at the W.T.I. Minor scratches on windows can result from delivery, handling, and other

construction activities. Streetside will replace windows that have scratches readily visible from a distance of 4 feet. Streetside does not replace windows that have scratches visible only under certain lighting conditions.

WINDOW BLINDS

Homeowner Use and Maintenance Guidelines

Use ordinary soft, clean dust cloths, chemically treated dust cloths, vacuum cleaner brush attachments, or other available ordinary household aids. The paint surface of the slats is quite smooth and dust is easily brushed off if done at regular intervals. To vacuum, use the brush dust head attachment and tilt slats first up, then down (but not entirely exposed) to reach the entire top and bottom surfaces. To dust, use a soft clean cloth or chemically treated dust cloth and tilt the slats as above. To wash, use a damp cloth or sponge and mild detergent. Use warm or cold water - NOT hot water. Tilt the slats as above. Protect the floor or sill from excess water. The blind can also be taken down, placed in a bathtub of mild soapy water, then rinsed clean, wiped dry, or allowed to dry completely in the open air.

Fabric Pleated Shades - Most of the cellular shades are anti-static, and they require very little cleaning. A light sweep with your vacuum cleaner brush attachment is all that is needed to keep them dust free.

WOOD TRIM

Homeowner Use and Maintenance Guidelines

Shrinkage of wood trim occurs during the first two years or longer, depending on temperature and humidity. All lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink less lengthwise than across the grain. Wood shrinkage can result in separation of the joints of trim pieces. You can usually correct this with caulking and touch-up painting.

Shrinkage may also cause a piece of trim to pull away from the wall. If this occurs, drive in another nail close to, but not exactly in, the existing nail hole. Fill the old nail hole with putty and touch up with paint as needed. If the base shoe (small trim between base molding and the floor) appears to be lifting from , this is probably due to slight shrinkage of the floor joists below. Again, you can correct this condition by removing the old nails and re-nailing. You may prefer to wait until after the first heating season to make any needed repairs at one time when redecorating.

Cleaning

To clean pre-finished surfaces, wipe them down with a damp cloth, A small amount of vinegar can be mixed in to remove grease.

Streetside's Limited Warranty Guidelines

During W.T.I., we will confirm that wood trim is in acceptable condition. Minor imperfections in wood materials will be visible and will require no action. Streetside will correct readily noticeable construction damage such as chips and gouges listed at the W.T.I.

SUGGESTED HOME MAINTENANCE SCHEDULE**

JANUARY

1. Clean furnace filter & HRV*
2. Check water heater
3. Clean range hood filter

FEBRUARY

1. Clean furnace filter & HRV*
2. Clean range hood filter
3. Annual safety check
 - Door locks
 - Smoke detector
 - Window locks
 - Potential fire hazards

MARCH

1. Clean furnace filter
2. Clean range hood filter

APRIL

1. Clean furnace filter & HRV*
2. Clean humidifier
3. Clean range hood filter

MAY

1. Check caulking
2. Clean range hood filter

JUNE

1. Check doors
2. Clean range hood filter

JULY

1. Air-out basements on dry, sunny days

2. Clean Range Hood Filter
3. Check Water Heater

AUGUST

1. Clean Air Conditioner Filter
2. Air Out Basements on dry, sunny days
3. Clean Range Hood Filter

SEPTEMBER

1. Check fireplace and chimney
2. Clean range hood filter
3. Have furnace & humidifier & HRV* serviced

OCTOBER

1. Check windows and screens
2. Drain exterior water lines
3. Check weather-stripping
4. Check doors
5. Clean range hood filter
6. Clean furnace filter & HRV*
7. Clean water heater

NOVEMBER

1. Inspect floor drains
2. Clean range hood filter
3. Clean furnace filter & HRV*

DECEMBER

1. Clean furnace filter & HRV*
2. Clean range hood filter
3. Clean humidifier

*Mechanical Air Handling systems are commonly referred to as HRV

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**The above maintenance items mostly relate to homes with individual mechanical systems in each unit. (ie: new townhouses, stacked townhouses, semi-detached villas etc). Most apartment homes do not have direct access to mechanical systems. (Which is normally maintained by the condominium corporation), hence the above schedule would not be applicable.

EQUIPMENT SCHEDULE

APPLIANCE/SYSTEM	MODEL	SERIAL NUMBER	LAST CHECKUP
Heating System			
Water Heater			
Garage Door Opener			
Electrical System			
Plumbing System			
Air Conditioning System			
Microwave Oven			
Refrigerator			
Range/Oven			
Dishwasher			
Garbage Disposal			
Washer			
Dryer			
Jetted Tub			