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C & C CONSTRUCTION

LIMITED WARRANTY AGREEMENT

C&C CONSTRUCTION HOMES, hereinafter called "Builder," whose address is P.O. Box 1233, Columbia, _____ hereinafter referred to as "Purchaser," who have purchased from Builder the home located at _____ in Boone County, Missouri, for the purchase price of \$ _____.⁰⁰ The commencement date of the warranty will be _____.

YOUR NEW C&C CONSTRUCTION HOME IS WELL CONSTRUCTED AND WE ARE CERTAIN THAT YOU WILL BE HAPPY WITH IT. TO GUARANTEE THAT, WE WARRANTY THE WORKMANSHIP AS SET OUT BELOW. THIS EXPRESS WARRANTY SETS OUT YOUR RIGHTS AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS DOCUMENT. THIS WARRANTY EXCLUDES AND SUPERSEDES OTHER WARRANTIES OF MERCHANTABILITY AND WARRANTIES OF IMPLIED FITNESS.

1. Coverage on Home Except Major Structural Defects and Consumer Products: For a period of one year and after the commencement date of the warranty, Builder expressly warrants to Purchasers and any subsequent owners of the home that the home will be free from defects in materials and workmanship due to noncompliance with the standards set forth in the Builder's Warranty Guidelines in effect on the date of this warranty, which are on file in the Builder's office, are part of this warranty, and which Builder is obligated.

2. Coverage on Major Structural Defects: For a period of two years after the commencement date of the warranty, Builder expressly warrants to Purchasers, and any subsequent owners of the home, that the home will be free from major structural defects. A major structural defect is defined as an actual defect in a load-bearing portion of the house, which seriously impairs the load-bearing function of the house to the extent that the house is unsafe, unsanitary, or unlivable. Under this definition, the following items comprise the structure of the house:

- (a) The foundation system;
- (b) Load-bearing stud walls;
- (c) Floor joists;
- (d) Beams, columns, trusses and rafters.

Concrete slabs on grade floors (including basement floors), sub-flooring, sheathing, plumbing mechanical systems and electrical systems are examples of items, which are not part of the structure and are covered by the warranty for the first year only. The Builder Warranty Guidelines in effect on the date of this warranty are on file in the Builder's office and are a part of this warranty. For a more definitive description of major structural defects, refer to the HOW structural warranty provided.

3. **Coverage on Consumer Products:** For purposes of this Limited Warranty Agreement, the term "consumer product" means all appliances, equipment and other items which are consumer products for purposes of Magnus on-Moss Warranty Act (15USC - 2301-2312) and which are located in the home on the commencement date of the warranty. The builder expressly warrants that all consumer products will, for a period of one year after the commencement date of this warranty, be free from defects due to noncompliance with generally accepted standards in Missouri which assure quality of materials and workmanship. ANY IMPLIED WARRANTIES FOR ANY SUCH CONSUMER PRODUCT WILL TERMINATE ON THE SAME DATE AS THE EXPRESS WARRANTY STATED ABOVE. Some states do not allow limitations on how long an implied warranty lasts, so this limitation may not apply to you. The builder hereby assigns to Purchasers all rights under manufacturers' warranties covering consumer products. Defects in items covered by manufacturers' warranties if defects appear in these items. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.

4. **Builders' Obligations:** If a defect in material or workmanship in the home or consumers' product in the home or a major structural defect occurs during the applicable warranty period, Builder agrees to repair, replace, or pay Purchasers of the home the reasonable cost of repairing or replacing the defective item. The Builder's total liability under this warranty is limited to the purchase price of the home stated above. The choice among repairs, replacement or payment is the Builder's. Any steps taken by the Builder to correct defects will not act to extend the terms of this warranty. All repairs by Builder will be at no charge to the Purchasers or subsequent owners and will be performed within a reasonable length of time.

5. **Other Insurance:** In the event the Builder repairs or replaces, or pays the cost of repairing or replacing any defect covered by this warranty for which the Purchasers are covered by other insurance, Purchasers must, upon request of the Builder, assign the proceeds of such insurance or warranty to the Builder to the extent of the cost to the Builder of such repair or replacement.

6. **Purchasers' Obligations:** The builder must be notified in writing, by Purchasers, of the existence of any defect before Builder is responsible for the correction of that defect. Written Notice for a defect must be received, by the Builder, prior to the expiration of the warranty on that defect and no action at law or in equity may be brought by Purchasers against Builder for failure to remedy or repair any defect about which Builder has not received timely notice in writing.

7. **Consequential Damages Excluded:** CONSEQUENTIAL OR SECONDARY DAMAGES ARE NOT COVERED BY THIS WARRANTY. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

8. **Other Exclusions:** The following additional items are not covered by this warranty:

- (a) Defects in any item which was not part of the original home as construction by Builder.
- (b) Any defect caused by or worsened by negligence, improper maintenance, lack of maintenance, improper action or inaction, willful or malicious acts by any party other than Builder, its employees, agents or subcontractors.
- (c) Normal wear and tear of the home or consumer products in the home.
- (d) Loss or damage caused by acts of God, including but not limited to fire, explosion, smoke, water escape, changes which are not reasonably foreseeable in the level of underground water table, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood and earthquake.
- (e) Any defect or damage caused by changes in the grading or drainage patterns or by excessive watering of the ground of the Purchaser's property or adjacent property by any party other than Builder, its employees or agents.
- (f) Any defect that does not cause actual loss or damage.
- (g) Any loss or damage, which arises while the home, is being used primarily for nonresidential purposes. Using the property as rental property constitutes nonresidential use.
- (h) Any damage to the extent it is caused or made worse by the failure of anyone other than the Builder or its employees, agents or subcontractors to comply with the warranty requirements of manufactures of appliances, equipment or fixtures.
- (I) Bodily injury, damage to personal property or damage to real property that is not part of the home, which was included in the purchase price state above.
- (j) Insect damage.

9. **Exclusive Warranty:** BUILDER AND PURCHASERS AGREE THAT THIS LIMITED WARRANTY ON THE HOME IS IN LIEU OF ALL WARRANTIES OF HABITABILITY OR WORKMANLIKE CONSTRUCTION OR ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, TO WHICH PURCHASERS MIGHT BE ENTITLED, EXCEPT AS TO CONSUMER PRODUCTS.

Dated this _____

C&C Construction

BY: _____
Authorized Representative

PURCHASER _____

PURCHASER _____

C&C CONSTRUCTION HOMES

MATERIAL AND WORKMANSHIP WARRANTY GUIDELINES

- ONE YEAR -

The following warranty guidelines are intended to specify the minimum performance standards for construction of homes by C&C Construction and set forth the basis for determining the validity of all homebuyers' complaints relative to defective materials and workmanship during the applicable warranty period under C&C Construction's Limited Warranty Agreement.

Only the most frequent defects of concern to the homebuyer have been enumerated in these guidelines. The structural, mechanical, plumbing and electrical standards shall be those contained in the Building Code, Mechanical-Plumbing Code and Electrical Code of the City of Columbia or Boone County, Missouri, applicable on the date the building permit is issued. Their inspection will provide evidence of compliance.

The extent that minimum performance standards for construction have not been set out in these guidelines, defects and deficiencies in materials and workmanship will be those recognized under generally accepted standards of the building industry in Central Missouri which assure quality of materials and workmanship. This general standard shall be used to determine the validity of any buyers' complaints for defects or deficiencies for which a specific standard has not been set out.

All services and work mentioned refer to the ONE-YEAR materials and workmanship portion of the Limited Warranty Agreement (paragraph 1). The selection of a method to repair an item or the decision to replace it will be made by C&C Construction.

ALL WORK DONE BY C&C CONSTRUCTION WILL BE IN RESPONSE TO A WRITTEN REQUEST. C&C Construction's personnel are not permitted to perform warranty work in homes at Homeowner request without first obtaining written authorization.

Similarly, subcontractors will perform Homeowner work request only upon written instructions from C&C Construction. The written instruction is in the form of a work order issued by C&C Construction. The subcontractor has 21 days to complete the service order. **ANY WORK PERFORMED BY A SUBCONTRACTOR WITHOUT THE KNOWLEDGE AND APPROVAL OF C&C CONSTRUCTION WILL BE AT THE HOMEOWNER'S EXPENSE. EMERGENCY SITUATIONS ARE EXCEPTED FROM THIS POLICY** and should be communicated as soon as possible.

The Homeowner is provided with manufacturer's literature on consumer products installed in the home. The lack of any such

material should be reported to C&C Construction so that they may be obtained.

ROUTINE MAINTENANCE OF THE HOME IS THE HOMEOWNERS' RESPONSIBILITY. THIS INCLUDES APPRISING THEMSELVES OF RECOMMENDED PROCEDURES FOR USING AND MAINTAINING ALL COMPONENTS OF THE HOUSE. PARTICULARLY IN REGARD TO LANDSCAPING AND PROTECTION OF FOUNDATION AND FLAT CONCRETE, THE HOMEOWNERS' KNOWLEDGE AND COOPERATION ARE VITAL.

"HOMEOWNER HINTS" on maintenance have been included for several items discussed in these guidelines. For example, grout for showers, settling of backfill, furnace filters. Please refer to the Appendix "A" and review each category carefully. **Negligence of normal maintenance items can void the warranty on the item involved.**

Damage to the home which is a result of Homeowner negligence, abuse, misuse, or inaction must be repaired by the owners at their own expense. Such action or inaction can void the structural (two year) portion of the warranty (see paragraph 8 of the Limited Warranty Agreement).

SERVICE HINTS & WARRANTY REQUESTS

HELP US SERVE YOU BETTER...

KNOW AND USE THE APPROPRIATE PROCEDURE FOR REPORTING PROBLEMS

A. EMERGENCY SERVICE

Emergencies include no heat in winter, severe plumbing problems, hazardous electrical problems -- or any situation that endangers the occupants of the home.

During business hours, call C&C Construction at 875-3900. After hours, weekends, or holidays, call the necessary subcontractor directly. Their phone numbers are listed on the EMERGENCY SERVICE sheet you receive at the closing of your new home.

B. OTHER WARRANTY SERVICE:

To comply with the terms of your warranty (paragraph 6) as well as for reasons of accuracy, bookkeeping and billing processes, all non-emergency items for which you request service **must be reported in writing.** Warranty "Service Request" forms are enclosed at the end of this notebook for your convenience; you may also write a letter at any time. WE WILL NOT ACCEPT REPORTS OF ROUTINE WARRANTY ITEMS OVER THE PHONE. WHEN REPORTING A PROBLEM, INCLUDE COMPLETE INFORMATION

1. Name, address, PHONE NUMBERS where you can be reached during business hours.
2. A complete description of the problem. For example, "Guest bath--cold water line leaks under a sink". NOT, "plumbing problems in bathroom."

IF AN INSPECTION OF THE ITEMS YOU REPORT IS NECESSARY, A WARRANTY REPRESENTATIVE WILL CONTACT YOU TO ACCESS YOUR HOME.

INCLUDE INFORMATION ABOUT SPECIAL ARRANGEMENTS THAT SHOULD BE MADE TO GET INTO YOUR HOME TO PERFORM WORK YOU'VE REQUESTED. For example, arrangements for pets or any special needs there.

Getting service personnel into your home is one of the most time consuming aspects of warranty work. Under most circumstances it will be necessary for you to leave a key in a pre-appointed area on the day of the appointment or a key may be dropped by our office during normal business hours the day before scheduled appointment. This enables us to expedite the work more efficiently especially if there needs to be work done by more than one subcontractor.

If a confirmed appointment has been made and a subcontractor or C&C Construction personnel are unable to gain access to the property, you may be subject to a service charge.

**IF A WARRANTY ACTION WE PROVIDE IS NOT SATISFACTORY, CALL C&C CONSTRUCTION IMMEDIATELY.

AIR CONDITIONING:

When air conditioning is included in the home, the system should be capable of maintaining a temperature differential of 15 degrees from the outside temperature, measured in the center of each room at a height of five (5) feet above the floor. Temperature settings below 78 degrees are often possible, but are not promised.

Lack of air-conditioning service is not an emergency. The Heating/Air Conditioning contractor will handle problems as quickly as possible, in the order received. During the "busy season" this may mean a wait of up to a week. The outside temperature must be 70 degrees or higher for Freon 134 (environmentally safe substance) to be added to the system. It is important to maintain the A/C compressor in a level position. If it "settles" during the warranty period, C&C Construction will correct one time. Following that time, Homeowner must maintain.

HOMEOWNER HINTS: See Appendix "A"

APPLIANCES:

Kitchen appliances provided by Builder are warranted directly to you by their manufacturer. For most items this warranty is for one year. Refer to literature on each appliance for details and limitations. Be certain to mail all warranty registration cards.

If a problem arises with an appliance, call the Service Department of Downtown Appliance at 874-3333.

Be prepared to supply:

1. The date of purchase (closing or move-in date, whichever occurred first).
2. The serial number and model numbers (found on a metal plate on side or bottom of appliances).
3. a description of the problem

CABINETS:

Cabinets (drawers, doors, etc.) should operate properly under normal use. Doors, drawer fronts, and handles should be level and even. Warped doors or drawer fronts will be corrected if the warp is in excess of 1/8" within any 24" distance. Gaps between cabinets, cabinets and ceiling, or cabinets and walls will be corrected if they are in excess of 1/8" (locations behind appliances accepted).

Readily noticeable variations in wood grain and color are expected in all style selections. Replacements will not be made due to such variation.

Only those chips, scratches, and other flaws in surfaces, which are noted on the pre-closing Walk-through list, will be repaired. The selection of a method to repair an item or the decision to replace it will be made by C&C Construction.

HOMEOWNER HINTS: See Appendix "A"

CONCRETE:

Floors:

Minor cracks in concrete floors are normal. Cracks exceeding 5/16 inch in width or 1/8 inch in vertical displacement shall be repaired. Cracks in slab on a grade floor with finish flooring shall be repaired if they rupture the flooring.

Concrete floor/slabs, except for basement floors, or where a portion of the floor has been designed for specific drainage purposes, concrete floors in rooms designed for habitability shall not have blemishes exceeding 1/4-inch depth in 32 inches.

Stoops, steps, patio, garage floors, or driveways shall not settle, heave, or separate in excess of one inch from the house structure.

Foundation Walls:

Shrinkage or backfill cracks are not unusual in basement or foundation walls, especially at the corners of basement windows. C&C Construction will repair, as needed, cracks which are in excess of 1/8" or any cracks which are permitting water to enter the basement, provided the homeowner has complied with proper drainage maintenance techniques (obstruction free drainage tile, maintaining flow of water from a house, etc.)

Slight "honeycombing" cold joints or imperfections in the foundation walls caused by variations or minor flaws in concrete forms will not be repaired.

COUNTERTOPS:

Separation of countertops at walls and where back-splash meets the counter are the result of normal shrinkage of materials. This repair is done by caulking and is a Homeowner responsibility. It is important to keep moisture from reaching the wood under the Formica to prevent warping.

Laminated Countertops:

Laminated countertops typically will have one or more discernible seams. There should be no gap at the seams, however.

Any major surface imperfection, i.e., chips, cracks, scratches, burns other than reported on the Walk-through list will be the Homeowner's responsibility.

DOORS:

Metal Doors:

Significant dents (larger than a dime and deeper than 1/4 inch), scratches, or other marks noted on the Walk-through list will be repaired. Paint touch-up on such repairs will be by brush, and therefore will not match existing paint coverage exactly. **Magnetic weather-stripping on exterior metal doors may mar the paint. This cannot be prevented.**

Selection of deep-tone color for exterior doors can cause problems as a result of heat absorption, i.e., bubbling, peeling, warping of window trim. Homeowner is advised against selection of dark

colors; therefore, PROBLEMS RESULTING FROM DEEP-TONE COLORS WILL NOT BE REPAINTED.

Wood Doors:

Due to normal settling of the home, doors may require adjustment for proper fit and this is the responsibility of the Homeowner. C&C Construction will make such adjustments. Only chips or other damage in the finish, noted on the Walk-through list will be repaired. The selection of a method to repair an item or the decision to replace it will be made by C&C Construction.

Most exterior doors have adjustable thresholds that need adjustments seasonally with change of weather. These adjustments are the responsibility of the Homeowner.

Doors that warp in excess of 1/4" will be repaired.

DRYWALL:

Some slight cracking, nail "pops" and/or drywall seams may become visible in walls and ceilings. These occurrences are normally caused by the shrinkage of the wood to which the drywall is attached.

If drywall repairs are needed, it is the Homeowner's responsibility to submit a written warranty request one time prior to the end of warranty period. It is best to submit such a request in the eleventh (11th) month of warranty.

The Homeowner will be responsible for any touch-up or repainting that is needed as a result of this service. Such touch-up may not match original paint exactly. **REPAIRS WILL NOT BE MADE ON FLAWS, WHICH ARE ONLY VISIBLE UNDER PARTICULAR LIGHTING CONDITIONS.**

If the drywall repair is the result of a plumbing leak or other warranty-based repair, C&C Construction will assume the cost or repainting the area of drywall. *RESTORING CUSTOMER PAINT COLORS OR WALLPAPER IS A HOMEOWNER RESPONSIBILITY.*

ELECTRICAL:

If electrical outlets, switches, or fixtures do not function as intended, C&C Construction will repair or replace them. Any electrical wiring that fails to carry its designed load will be repaired to meet specifications.

Electrical boxes on exterior walls may produce cold airflow through the outlet. This is normal and C&C Construction will take no action.

Light fixtures are installed in the locations indicated on the house plans, and will not be moved by C&C Construction. Hanging

fixtures are installed with chain, as delivered. Homeowner will be responsible for adjusting the length, if not satisfactory. All fixtures are installed with 60-watt bulbs or specified decorator bulbs. Homeowner is responsible for replacing any burned out bulbs other than those listed on the Walk-through. Fixtures that are noted as damaged on the Walk-through list will be repaired or replaced. **There is no warranty on fixtures purchased or supplied by the Homeowner.**

Ceiling fans have the tendency to make slight noises and will vibrate. Unless said noise or vibration is extreme, C&C Construction will not be responsible for replacement or repairing.

FIREPLACE:

Wood Burning only:

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when C&C Construction and/or manufacturer's directions are followed. Although extremely high winds can result in a down draft, this condition should be temporary and occasional. The cause of continuous malfunction will be determined and corrected by C&C Construction.

Discoloration of the firebox or brick is the normal result of use and requires no corrective action.

Mortar style fireplaces (all brick fireplaces) may develop cracks due to temperature changes and other factors. C&C Construction shall not be responsible for any repairs with mortar fireplaces and no warranty is provided on all brick fireplaces.

A slight separation in a newly constructed chimney may occur. Excessive separation from the main structure will be repaired as required; caulking is acceptable in the majority of cases.

NORMAL SHRINKAGE OF MORTAR OR GROUT ON THE HEARTH AND MANTLE AREA MAY RESULT IN HAIRLINE CRACKS IN MASONRY. C&C Construction, if they are in excess of 1/8" in width, will repair such cracks, one time during the first year. Pointing or patching, when required, will be done, matching the color as closely as possible. Any grouting or caulking that is needed after that time is considered Homeowner maintenance. C&C Construction is not responsible for color variations in grout or discontinued colored grout. Sealing grout is a Homeowner responsibility.

Regular maintenance of a fireplace is a Homeowner responsibility and fireplace should be inspected seasonally.

Glass Doors: Damage to glass doors, when included with the home, will be corrected if noted on the Walk-through list. Homeowners should follow manufacturer's instructions for using glass doors.

Gas only:

Fireplaces are not intended to be the sole heat source in the home. The fireplace should function properly when C&C Construction and/or manufacturer's directions are followed.

NORMAL SHRINKAGE OF MORTAR OR GROUT ON THE HEARTH AND MANTLE AREA MAY RESULT IN HAIRLINE CRACKS IN MASONRY. C&C Construction, if they are in excess of 1/8" in width, will repair such cracks, one time during the first year. Pointing or patching, when required, will be done, matching the color as closely as possible. Any grouting or caulking that is needed after that time is considered Homeowner maintenance. C&C Construction is not responsible for color variations in grout or discontinued colored grout. Sealing grout is a Homeowner responsibility.

Regular maintenance of a fireplace is a Homeowner responsibility and fireplace should be inspected seasonally. Remember to keep the gas turned off when fireplace is not in use.

HOMEOWNERS HINTS: See Appendix "A"

FLOOR COVERINGS:

YOUR COLOR SELECTION SHEETS ARE YOUR RECORD OF THE BRAND, STYLE AND COLOR OF FLOOR COVERINGS IN YOUR HOME.

Carpet:

Although carpet seams will be visible, no gap or fraying is acceptable. Edges of carpet against base moldings and along edges of stairs should be held firmly in place.

Cleaning, patching, or replacement will correct stains or spots noted on the Walk-through list. **C&C Construction will not be responsible for dye lot variations if replacements are made.**

Hardwood Floors:

Because of climatic conditions swelling and/or shrinkage of hardwood floors is common. These conditions are the result of a change in moisture content in the wood and are not warranted.

Excessive separations that occur between hardwood floors during the first year of occupancy segments will be repaired by filling and staining. Wood floors may show nicks, dents, and moisture damage caused by normal wear and tear that shall not be a responsibility of C&C Construction. To maintain the beauty of hardwood floor, follow the care procedures as recommended.

Only gouges or scratches noted at the time of the Walk-through will be repaired according to C&C Construction standards.

Vinyl:

Vinyl floor covering should adhere; lifting or bubbling will be repaired. In the event that nail pops should appear on the surface of vinyl, these will be repaired. The selection of a method to repair an item or the decision to replace it will be made by C&C Construction.

In any situation that requires replacement, C&C Construction will not be responsible for discontinued patterns or colors.

Although vinyl seams may be visible, seams are sealed at the time of installation; there should be no gaps or curling at seams. Vinyl in contact with plumbing fixtures such as tubs should continuously be monitored to insure no water damage occurs. All caulking is Homeowners responsibility. Only curling noted on Walk-through will be repaired or replaced.

Slate & Quarry Tile:

Slate or quarry tile will typically have variations in the surface, and when new, small pieces may flake off.

Homeowner is responsible for sealing slate and quarry tile.

Ceramic Floor (Floor, Counters, Tub & Shower):

Cracked, badly chipped, or loose tiles noted on the Walk-through will be repaired or replaced, as needed. **C&C Construction is not responsible for variations in color or discontinued patterns.** New grout may vary in color from the original.

Cracks appearing in grouting of ceramic tiles at joints or junctions with other materials are commonly due to normal shrinkage conditions. C&C Construction will repair grouting, if necessary, one time during the first year. Any grouting or caulking that is needed after that time is considered Homeowner maintenance. C&C Construction is not responsible for color variations in grout or discontinued colored grout.

Sealing grout is a Homeowner responsibility.

HOMEOWNER HINTS: See Appendix "A"

GARAGE OVERHEAD DOOR:

The garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment, which C&C Construction will provide; if noted on Walk-through.

HOWEVER, ELECTRIC GARAGE DOOR OPENERS CAN BE THE CAUSE OF THIS MISALIGNMENT, AND NO ADJUSTMENT WILL BE MADE IF THE HOMEOWNER HAS INSTALLED AN OPENER SUBSEQUENT TO THE PURCHASE OF THE HOME. Garage overhead doors cannot be air tight and typically some light will be

visible around the edges and cross the top of the door. Due to the fact that your garage floor is not poured level to encourage drainage, water may also come in at bottom of garage doors and no adjustment is necessary.

Significant dents (larger than a nickel and 1/4" deep) on garage overhead doors noted on Walk-through list will be repaired. Touch-up paint may not match exactly.

HOMEOWNER HINTS: See Appendix "A"

GFI BREAKER:

The Ground Fault Interrupter is required by building code as a safety feature. The electric outlets in kitchen, all bathrooms, the garage, and patio or balcony are connected to this breaker. It is a sensitive system that trips easily to prevent electric shock in these locations. The test/reset buttons (on at least one of the outlets on the system) control the entire system. **NOTE: Do not plug your food freezer into the GFI outlet in your garage.**

Power surges are the result of local conditions beyond the control of C&C Construction, and therefore C&C Construction will not be responsible for any damages caused by such surge. These can result in burned out bulbs.

GUTTERS AND DOWN SPOUTS:

It is necessary that the gutters be kept clear of debris that might clog them and cause the water to run over the sides instead of through the downspouts (which is a major cause of basement leaks). Gutters and downspouts installed on your home are designed for normal weather conditions in this area. **Excessive rainfall could cause an overflow and C&C Construction will not be responsible in such an event.** Homeowner should check gutters periodically to insure proper functioning; excess snow should be brushed off downspouts with a broom as soon as possible. Severe ice or snow build up can damage gutters. **This is not a warranted problem and repairs are Homeowner's responsibility.**

HARDWARE:

Doorknobs and locks should operate correctly. Some slight adjustment may be needed due to normal shrinkage of the framing; C&C Construction will make this adjustment **one time**. If such repairs are needed, it is the Homeowner's responsibility to submit a written warranty request one time prior to end of warranty period. It is best to submit such a request in the eleventh (11th) month of warranty.

Only dents, chips, scratches, etc. in door hardware, shower doors, medicine cabinets, or mirrors, which are noted on the Walk-through list, will be repaired.

HEATING:

Heating systems will be installed in accordance with our building codes, as well as engineering designs of the particular model home. Adequacy of the system is determined by its ability to establish a temperature of 70 degrees, as measured in the center of the room, five (5) feet above the floor. In extremely cold temperatures (10 degrees below, or colder), the system should maintain a temperature differential of 80 degrees. Thermostats are calibrated to within plus or minus 5 degrees.

Expansion or contraction of metal ductwork will typically result in some ticking or popping sounds. It is not possible to eliminate these sounds.

Although your heat system is not a "sealed system," the ductwork should remain attached and securely fastened. If it becomes unattached, C&C Construction will repair as needed.

Heat register covers are removable and adjustable. **HOMEOWNER IS RESPONSIBLE FOR ADJUSTING THE DAMPERS IN THESE COVERS TO REGULATE THE HEAT FLOW WITHIN THE HOME.** In particular, attention is drawn to the fact that rooms further away from the furnace will need to have vents opened more. There may be a variance of 3N-5N temperature from room to room.

The exact placement of heat ducts may vary slightly from those positions shown in the models.

FURNACE FILTER SHOULD BE CHANGED BY OWNER EACH MONTH TO INSURE MAXIMUM EFFICIENCY AND CLEAN SERVICE.

HOMEOWNER HINTS: See Appendix "A"

INSULATION:

Insulation will be installed in accordance with those building codes applicable at the time of construction.

IF INADEQUATE INSULATION IS SUSPECTED BY THE HOMEOWNER AND INSPECTION SHOWS THIS IS NOT THE CASE, THE COST OF INSPECTION AND ANY CONSEQUENTIAL REPAIRS WILL BE THE HOMEOWNER'S RESPONSIBILITY.

HOMEOWNER HINTS: See Appendix "A"

LOUVERS AND VENTS:

Attic ventilation is required by the Uniform Building Code, and therefore cannot be omitted. Occasionally, depending on the force and direction of the wind, rain or snow will infiltrate through these vents causing spotting on the ceiling. **C&C Construction is not responsible for such weather damage and will not make repairs in these instances.**

HOMEOWNER HINTS: See Appendix "A"

MAILBOXES:

If a mailbox is provided with your home, the mailbox itself is not warranted. If it fails in any way, it is the homeowner's responsibility to repair or replace.

PAINT:

EXTERIOR:

Fading of exterior paint can be expected due to the effects of sun and weather.

Wood trim will develop some minor cracks and raised grain as it ages and dries. Much of this will occur during the first year. Raised grain can result in peeling paint, however, this is not due to a defect in materials or workmanship. Paint maintenance of wood trim and gutters is a Homeowners' responsibility.

Wood trim painted white or light colors will more readily show grain and cracks and will therefore require additional maintenance by the Homeowner. **C&C Construction will not be responsible for dye lot variations.**

Color names, numbers, and paint brands are noted on the color selection sheets for single-family homes. We keep most of these selections on file in our office.

PAINTING/STAIN:

INTERIOR:

C&C Construction will touch up paint only as indicated on the Walk-through list. HOMEOWNERS WILL RECEIVE A SAMPLE OF EACH INTERIOR PAINT USED FOR SUBSEQUENT TOUCH-UPS. THIS PAINT SHOULD BE STORED SO AS NOT TO BE AFFECTED BY FREEZING TEMPERATURES.

Paint touch-ups are sometimes visible under certain lighting conditions.

For details on touch-up needed as a result of repairs, see individual categories of Drywall, Plumbing, etc.

Stain. Due to wood characteristics, color variation will result when stain is applied. There will be no repair of replacements on such variations. STAIN SAMPLES ARE NOT AVAILABLE.

HOMEOWNER HINTS: See Appendix "A"

PANELING:

All styles and grades of paneling used will show knots, characteristic grain structures, or minor manufacturing imperfections. Corrections will not be made for characteristics intrinsic to the paneling selected for the home. Variation in color and wood grain are to be expected.

Stains, water spots, cracks, chips, gouges, etc., noted on the Walk-through list will be corrected. Damage noted subsequent to the Walk-through list, will be the Homeowner's responsibility.

PHONE & CABLE TELEVISION PREWIRE:

Each home has telephone phone jacks and cable television boxes prewired. Having the final connections made is the Owner's responsibility and expense. Moving outlets for decorating purposes or convenience is an owner expense. If an outlet is positioned so that a phone cannot be installed (example, kitchen wall phone interfering with counter top or cabinets), C&C Construction will correct.

PLUMBING:

All drains and sewer lines should operate freely. As obstruction to plumbing lines or clogged drains is difficult to ascertain, C&C Construction will correct clogged drains that occur during the first 15 days after closing. Should evidence of a pre-existing condition be observed (for instance numerous clogs within the 15 day period), C&C Construction will make necessary corrections. Obstructions shown to be the result of Homeowner action will be corrected at Homeowner's expense.

C&C Construction will repair leaks in the plumbing system. If a plumbing leak, caused by the warranted item, results in drywall or floor covering damage, C&C Construction will repair this. NO ADJUSTMENTS WILL BE MADE FOR SECONDARY DAMAGES (i.e., WALLPAPER, DRAPES, PERSONAL BELONGINGS, ETC.). (See paragraph 7 of the Limited Warranty Agreement). Homeowner insurance should cover these items.

Provided the home is heated at a normal level, pipes should not freeze, with the exception of hoses hooked up to outside faucets (see below). Heat should be set at 65 degrees when you're away

during winter months. Garage doors should be kept closed to protect plumbing lines that may run through this area.

****OUTSIDE FAUCETS MUST HAVE HOSES REMOVED AFTER EACH USE.** C&C Construction will repair any problems with these faucets noted on the Walk-through list. Subsequent to W.T., any repairs will be the Homeowner responsibility.

Changes in temperature or the flow of the water itself will cause some noise in the pipes. This is normal and requires no repair. Consistent "water hammer" will not be repaired. Temperature variations can be expected if water is being used in more than one location in the home. Distance from water heater will affect time it takes to receive hot or cold water.

All shower units are installed with a positemp shower valve regulated by city building codes. These valves cause numerous complaints about temperature of water received. By law, neither C&C Construction nor our subcontractors can adjust these fixtures. Should you desire information on adjusting this valve, call the C&C Construction office and we will send you more information.

Any fixture damage noted on the Walk-through list will be repaired. Chips, scratches, etc., reported subsequent to the Walk-through list will not be repaired. Homeowner is responsible for following manufacturer's directions for caring for fiberglass products.

If basement is finished, care should be taken to insure that the plumbing lines in ceilings are not isolated from heating sources without insulation being added.

IF A SERVICE CALL YOU MAKE OR REQUEST TO OUR PLUMBING CONTRACTOR IS FOUND TO BE NON-WARRANTED WORK, YOU WILL BE BILLED FOR THE SERVICE CALL AND REPAIR WORK.

HOMEOWNER HINTS: See Appendix "A"

ROOF:

Spaces between shake shingles are required by code, and some flashing will be visible. C&C Construction will repair roof leaks **other than those caused by severe weather**, such as hail damage or high winds. Such repairs are only made when the roof is dry. **Heavy rains and wind may cause infiltration of water through vents in roof. C&C Construction is not responsible for these repairs. (See louvers and vents).**

SIDING:

VINYL:

During the first year of warranty, C&C Construction will warrant the installation and craftsmanship of vinyl siding. The manufacturer provides any further warranties. Care and maintenance information as well as manufacturers warranty was provided at the Walk-through. If not, contact the C&C Construction office and the necessary information will be sent to you.

MASONITE:

Some shrinkage of siding is to be expected; however, if gaps in excess of 1/4" appear, C&C Construction will caulk and apply touch-up paint prior to closing. This will be performed one time only. Paint touch-up may not match exactly. Slight "waves" can be seen in the siding under certain weather conditions--this cannot be entirely eliminated.

Nails are not "set" when siding is installed; this is per manufacture's directions.

HOMEOWNER HINTS: See Appendix "A"

SITE WORK AND DRAINAGE:

C&C Construction as a part of an overall plan establishes the final grade. The site is viewed and graded at several points in the grading process to insure adherence to the specifications. The primary concern is to establish drainage away from the home.

In most cases, drainage swales do NOT follow property boundaries. **C&C CONSTRUCTION WILL NOT ALTER DRAINAGE PATTERNS TO SUIT INDIVIDUAL LANDSCAPE PLANS.** Typically, a lot will receive water from and/or pass water on to other lots. For this reason, Homeowner changes in grade often affect those adjacent to or near him. C&C Construction advises Homeowners against making such changes.

Due to weather conditions, especially during winter and early spring, it may happen that the final grade has not been established at the time of closing. As soon as conditions permit, grading work will continue. In these circumstances, homeowner should check on the status of his grading prior to beginning his landscaping.

Yards will be professionally seeded and mulched. It is the Homeowner's responsibility to maintain and water new lawns. C&C Construction has no control over lawn damage due to weather conditions or homeowner negligence, and will make no repairs on any resulting damage. Reseeding is always the Homeowners' responsibility and should be done in the spring/early summer or fall.

Backfilled or excavated areas around foundation and at utility trenches should not interfere with the drainage away from the house. If these areas settle, C&C Construction will provide the Homeowner with fill dirt during the first year warranty. MAINTAINING POSITIVE DRAINAGE AWAY FROM THE HOME IS A HOMEOWNER RESPONSIBILITY. The Homeowner shall be responsible for removal and replacement of shrubs or other landscaping in these areas.

C&C Construction will provide the Homeowner with fill dirt during the first year warranty to fill sunken areas under concrete. C&C Construction will not be responsible for consequential damage to grass, shrubs, or other landscaping details in these areas.

MAINTENANCE OF POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AND CONCRETE SLABS IS A HOMEOWNER RESPONSIBILITY. Failure to maintain these areas can result in damage to the foundation and void your structural Warranty. Homeowner should expect some settling of backfill soils.

C&C Construction shall establish the necessary grades and swales. Standing or "ponding" water shall not remain for extended periods in the immediate area of the house after a rain (generally no more than 36 hours), except that in swales, which drain other areas, or in areas where sump pumps discharge, a longer period can be anticipated (generally no more than 48 hours). The Homeowner should anticipate the possibility of standing water after a heavy rainfall. No grading determination will be made while there is frost or snow on the ground, or while the ground is saturated.

SUB-FLOOR:

Some floor squeaks are unavoidable, especially when metal heat ducts or plumbing pipes are attached. C&C Construction does not warrant against floor squeaks.

TRIM BOARDS:

Shrinkage of trim boards will be handled in the same manner as siding. Homeowner is responsible for applying sealants to decks, if desired.

Only damaged trim boards and/or shutters, noted on Walk-through list, will be corrected.

Because of the effects of weather on natural wood, you should expect raised grain to develop in some of the boards used in trimming your home. This is normal and not a defect in the wood or paint. Wood trim painted white or light colors will more readily

show grain and cracks and will therefore require additional maintenance by Homeowner.

HOMEOWNER HINTS: See Appendix "A" Siding & Trim Boards

WINDOWS/SCREENS:

Broken windows and damaged screen noted on the Walk-through list will be replaced. Windows should operate with reasonable ease and locks should perform as designed.

Condensation on interior surfaces of the window and frame is the result of high humidity within the home and low outside temperatures. The humidity level within the home is controlled by the owner and requires no corrective action by C&C Construction. (Homeowners with humidifiers should closely observe manufacturer's directions, especially during extremely cold time periods.)

Failure of seal may cause condensation between windowpanes. Should this occur, submit a written warranty request to C&C Construction. You may need to allow for extra time for such a repair to be made.

SOME AIR AND DUST WILL INFILTRATE AROUND WINDOWS (ESPECIALLY PRIOR TO THE INSTALLATION OF LANDSCAPING IN THE GENERAL AREA.)

WOOD TRIM:

Minor imperfections may be visible. C&C Construction will correct only those serious defects, i.e. chips, gouges, etc., noted on the Walk-through list. Separation of wood trim from the adjacent material is a normal result of shrinkage. A small dimple may result where nailed. This is due to wood shrinkage, and will not be repaired.

HOMEOWNER HINTS
APPENDIX "A"

AIR CONDITIONING:

Air conditioning can add much to the comfort of your home, but like the fireplace, can be used improperly or inefficiently, resulting in wasted energy and frustration. These hints and suggestions are provided to help you maximize your air conditioning system.

To fully and efficiently utilize your air conditioning system, you must understand that it is a total, whole-house system. The air conditioner unit is the mechanism in your home that produces cooler air. The air conditioning system involves EVERYTHING inside your home, including, for example, drapes and windows.

Time is of paramount importance in your expectations of an air conditioning system. Unlike a light bulb that reacts instantly when you turn on a switch, the air conditioning unit only begins a PROCESS when you set the thermostat. For example, should you come home at 5:30 P.M. on a day when the temperature has reached 90 degrees, and then set your thermostat to 78 degrees, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the whole day the sun has been heating not only the air in the house, but the walls, the carpet, and the furniture. At 5:30 P.M. the air conditioning unit starts cooling the air, but the walls, carpet and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet and furniture, you may well have lost patience.

If evening cooling is the primary goal, you should set the air conditioning at a moderate temperature in the morning while the house is cooler, allowing the unit to maintain the cooler temperature through the day. This temperature setting may then be lowered slightly further when you arrive home, with better results.

In many homes you will find it advantageous to adjust your cooling vents to maximize air flow to occupied parts of the home. Setting the thermostat at 60 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.

If a humidifier is installed on the furnace system, it should be turned off when using air conditioning. Otherwise, the additional moisture will cause a "freeze up" of the cooling system.

If a humidifier is included with your home, you will receive the manufacturer's literature on it with your Orientation/Walk-through materials. Cleaning procedures are outlined in this material and must be followed for maximum service and life of the unit.

CONDENSATION ON INTERIOR SURFACES (especially windows) CAN RESULT IF THE HUMIDIFIER IS NOT TURNED DOWN IN EXTREMELY COLD WEATHER, (20 degrees or below).

CABINETS:

Products such as Liquid Gold and Old English Furniture Polish and Scratch Cover are recommended for caring cabinets. Follow container directions. Your color selection sheets are your record of the brand, style and color of cabinets in your home.

FIREPLACE:

Wood Burning only:

Most of us feel a fireplace is an excellent way to create a warm cozy atmosphere. However, without sufficient information, a Homeowner's use of his fireplace can easily result in much heat (and many dollars) being wasted. For help, we ask you to consider the following facts and suggestions.

Burning a fire should be looked upon as a luxury, adding much to the atmosphere and just a little to the heat in a home. Only about 10% of the heat produced by a fire is radiated into the house. Normally as it burns, the fire draws warm air from the house for combustion as well. This means you pay Public Service to heat the air in your home and the fireplace then uses it to burn wood, sending 90% of the resulting heat up the chimney.

When not in use the damper should be closed. Leaving this open is equivalent to having an open window in the house.

Your objective in building a fire should be a clean, steady, slow-burning fire. Start the fire by burning kindling and newspaper under the grate. Two to three layers of logs stacked with air space between (largest logs to the rear work best). One sheet of paper burned on top of the stack will help the chimney start to draw. Any 6" in diameter or larger should be split. DO NOT BURN TRASH in the fireplace and NEVER use any type of liquid fire starter.

Old ashes and coals should be removed from under the grate when completely cool. A light layer is described as an insulator and will also help reflect heat.

The timing on having your chimney cleaned will be determined by the way you use your fireplace and the type of wood you burn. Heavy use with soft woods or improperly seasoned woods will result in the need of more frequent cleaning, probably once each year.

Gas only:

Refer to the instruction manual on your gas fireplace for proper care of pilot light and fan. Remember to keep the gas turned off when fireplace is not in use.

FLOOR COVERINGS:

Owner should refer to manufacturer's recommendations on carpet care for additional information; C&C Construction recommends Professional cleaning be performed at regular intervals (every 6 months with normal traffic or 3-4 months with heavy traffic).

Hardwood Floors:

1. Avoid too much waxing.
2. Never damp mop your wood floor or apply a water base wax.
3. Wipe up spills immediately and remove dried spills with a slightly damp cloth.
4. Use cloth mats or area rugs at entrance ways to keep dirt and moisture from being tracked in.

Slate & Quarry Tile:

1. First scrub your slate or quarry floor with a mixture of 2 cup white vinegar and 1 gallon warm water. Rinse your floor thoroughly (2-3 times). Allow 24 hours for flooring to dry before sealing. When dry, the floor can be sealed with a mixture of 4/5 mineral spirits and 1/5 boiled linseed oil. Apply several light coats, 20 minutes apart, allowing the sealant to dry before each application. This sealant will enrich the color and provide a shiny appearance.
2. For future maintenance wipe the floor with a clean, damp cloth or a product designed specifically for the product, and about twice a year after thoroughly washing and drying the floor, apply another coat of sealant mixture.

Ceramic Tile (Floor, Counter, Tub & Shower):

This is one of the easiest of floor coverings to care for. Simply vacuum the floor when needed. Occasionally a wet mopping with warm water may be needed. DO NOT add detergent to the water. If you feel a cleaning agent is required, use a mild solution of warm water and dishwasher crystals. Rinse thoroughly.

GARAGE OVERHEAD DOOR:

C&C Construction suggests that on a yearly basis light gauge oil could be applied to tract, rollers, hinges, pulleys, and springs. Also, check to see if nuts and bolts are tight.

HEATING:

Good Homeowner maintenance of the furnace can save energy dollars as well as prolong the life of the furnace itself. Carefully read and follow the manufacturer's literature on use and care. The guidelines and hints below apply to all furnaces.

REMEMBER TO CHANGE THE FILTER MONTHLY. A CLOGGED FILTER CAN SLOW AIR FLOW AND CAUSE COLD SPOTS IN YOUR HOME. This is one of the most frequently overlooked details of Homeowner furnace care. C&C Construction suggests you buy filters in large quantity for the sake of convenience. It takes less than one minute to change the filter.

EXPERIMENT WITH THE ADJUSTABLE REGISTERS in your home to establish the best heat flow for your lifestyle. Generally, heat can be diminished in seldom used or interior rooms. However, this is a very individual matter and you will need to balance the system for your family's comfort.

HAVE A TRIAL RUN early in the Fall to test the furnace. (The same applies to the Air Conditioner in the Spring). If service is needed it is much less inconvenient to discover it prior to the heating season getting underway.

If you find yourself with no heat, the list below may help you identify the reason. THESE ARE NORMAL HOMEOWNER MAINTENANCE ITEMS:

IF YOUR HEATING CONTRACTOR MAKES A SERVICE CALL TO REPAIR ONE OF THE ITEMS LISTED, THERE WILL BE A SERVICE CHARGE. C&C Construction Warranty Department can answer questions you might have regarding any of the items listed--we will be happy to assist you!

1. Thermostat setting: On models with air conditioning the system switch must be on "heat" and the fan switch should be on "auto".
2. Pilot: If the pilot is out, follow instructions on the furnace or in the manufacturer's literature to relight. NOTE: A pilot that needs to be relit over and over probably needs adjustment and should be reported.
3. Gas valve in "on" position: This is the last step in lighting the pilot and is frequently overlooked.

4. Fuse: Fuse size is determined by the manufacturer and building code. Always replace with the same type and size. NOTE: Fuses are cheap! Keep a spare on hand.
5. Electric Breaker: A tripped breaker must be turned all the way off and then back on to reset.

IF YOU GO THROUGH THIS WITH NO SUCCESS, CALL C&C CONSTRUCTION, (875-3900) OR YOUR HEATING CONTRACTOR LISTED ON THE EMERGENCY SERVICE LIST.

INSULATION:

The effectiveness of blown insulations diminishes if it is uneven, i.e., the placement of stored articles, installation of a TV antenna, etc. The last step in any work done in your attic should be to check that the insulation lays smooth and even. (Do not step on dry wall ceilings).

LOUVERS AND VENTS:

A sheet of plastic can be installed over the insulation in front of attic vents to protect ceilings from driving rain/snow. Be cautious in placing this, as not to displace insulation or step off wood members onto drywall.

PAINTING/STAIN:

INTERIOR:

When doing paint touch-up with enamel, use a small brush, applying paint only to damaged spot. Enamel touch-up will be shinier than the surrounding area.

For stain touch-ups, Old English Furniture Polish and Scratch Cover is inexpensive, easy to use, and blends in with the wood grain. Follow directions on bottle when using.

PLUMBING:

Clogged Lines:

Many plumbing clogs are caused by improper garbage disposal use. Always use plenty of cold water when running the disposal. Allow the water to run 10-15 seconds after shutting the disposal off. Do not pour grease or oil down garbage disposal whenever possible.

Flushing feminine hygiene products and diapers down toilets causes plumbing clogs. **IF YOUR PLUMBING CONTRACTOR MAKES A SERVICE CALL TO REPAIR ONE OF THE ABOVE ITEMS LISTED, THERE WILL BE A SERVICE CHARGE FAILURE TO PAY THE SERVICE CHARGE COULD VOID THE MECHANICAL WARRANTY.**

Cold Weather/Travel:

During cold weather, please follow the appropriate procedures to help aid in preventing water pipes from freezing. These procedures are especially important if you plan to be out of town for an extended period of time.

1. Set the heat no lower than 65 degrees
2. Have a neighbor or relative check your home at regular intervals to make sure your furnace is running. If a problem occurs, Public Service or a heating company should be called immediately.

Before leaving town you should:

1. Turn on sink and vanity faucets, and shower heads to about half flow-both hot and cold.
2. Go to the basement and turn off the main water valve, where it comes through the cement wall by the water meter.
3. Leave all faucet and shower levers on so that the lines are relieved of pressure; flush all toilets. This procedure will allow the water to drain out of most of the pipes. In the case of freezing, water would not keep flowing causing damage.
4. Open all outside faucets, let them drain, then close them again.
5. **DO NOT DO ANYTHING WITH THE HOT WATER HEATER.**

To turn water back on you should:

1. Go to the basement and turn on water. Allow the water to run through faucets and shower heads a couple of minutes to get air out of the lines. Shut off all faucets and toilets should fill up.
2. If you have a faucet, shower head, or toilet that does not have water coming through, it is possible a line could be frozen where water was sitting. In this case:
 - (a) Call a plumber or contractor to have someone thaw out the pipe(s). Never let a frozen pipe go any longer than you have to. If it thaws out while you are at work, you could come home to a mess.

- (b) If you thaw out your own pipes please use a hair dryer or hair blower on the pipes. NEVER use a torch as a possible fire in the wood or insulation could result. Or you could burn through electrical wiring.

If you do not leave town, but think maybe water going through pipes that are located on the outside of your home for the tub, toilet, or shower might freeze--then you could let the water run very slowly, especially overnight, to help prevent freezing. Another preventative measure is to leave cabinet doors open to allow heat to get to pipes at the back of cabinets.

We sincerely hope that you do not have water pipe freezing problems, and the procedures above could eliminate potential difficulties. **C&C Construction is not responsible for frozen pipe damage that results from such occurrences as power failure, Homeowner finish work in basements, hose left on outside faucet, etc.** However, we will be happy to assist you with information or suggestions on repairs if needed.

SIDING/TRIM BOARDS:

Vinyl siding can generally be cleaned using an ordinary garden hose. If this does not do the job satisfactorily, then we suggest the following:

1. Equip the garden hose with a soft-bristled, long-handled car brush.
2. Where soil is more difficult to remove, the following cleaning solution works well:

1/3-cup detergent (Tide is an example)
2/3 cup of tri-sodium phosphate (Soilax is an example)
1-gallon water

Where the house is extremely dirty, it is recommended that you start washing from the bottom and go to the top, rinsing frequently. Cleaning solutions should be permitted to stand on the surface of the siding and/or soffit for several minutes before rinsing.

C&C Construction suggests that twice a year (usually during seasonal weather changes) that caulk be re-applied to areas where cracks exist in excess of 1/4". This will prevent moisture penetration. This is a Homeowner maintenance item.

Emergency Service Calls

Always leave a voicemail message with the C&C Office (573.875.3900) so that they can follow up on repairs made.

Appliances

Downtown Appliance 874-1313

Heating & Air Conditioning

Brunner-Peters Heating & Air Conditioning 443-3660

Listen to message machine it should have an "on call" number

Electrical

Howard Electric - Bill Howard Jr. 443-3076

Plumbing

Bren-Co Plumbing John Collop 814-0175 (O)
474-4676 (H)

****ANY SERVICE CALL YOU MAKE OR REQUEST, IF FOUND TO BE NON-WARRANTED WORK OR HOMEOWNER RESPONSIBILITY, WILL BE SUBJECT TO A MINIMUM FEE OF \$75.00 FOR THE SERVICE CALL AND REPAIR WORK. IT IS DUE AT TIME OF REPAIR. Refusal to pay bill when due immediately will void the warranty.**

Email requests to: Maintenance@CandCHomes.com