

MEDALLION HOME

Breaking In Your New Home

Every Medallion Home complies with the rigid building codes of your community. The result is a home crafted with high standards of quality. Like a new automobile, however, your home requires a careful "breaking in" particularly during the early months of occupancy. Properly maintained, this home will serve you for many years.

Carpeting

Carpet maintenance should be tailored in accordance with the specific fiber used in the carpet installed. Generally, carpet care includes vacuuming and prompt attention to spills. Also you should be aware that spotting can occur hours or even days after certain substances have been spilled or otherwise come in contact with the carpet. Direct sunlight from a unprotected window or door can also cause severe fading.

Our carpet fiber selections have been chosen on their ability to withstand normal wear with minimal care. Free booklets are available from your carpet dealer/installer which will prescribe a carpet care program for your specific carpet pile fiber. It is very important that you read and adhere to these maintenance recommendations.

We ask that you carefully inspect your carpet for spots or discoloration at time of your Presentation Walk through inspection prior to closing. Obviously, we cannot be responsible for stains, discoloration, fading or spotting once you have occupied your new home.

Medallion Home Warranty Policy

Medallion Home will not replace Carpeting due to stains, spotting or discoloration. Carpet replacement will only be considered if the Manufacturer determines that the carpet itself is defective. You should refer your questions to the carpet dealer.

Ceramic Tile

Ceramic tile may be affected by wood shrinkage. A separation between the tub and wall tile may occur. Cracking of the joints between ceramic tile in tub and shower stall corners may occur because of excessive moisture in these areas. You should remedy these situations by filling the cracks with caulking compound available at hardware stores. Heavy accumulations of film can be removed with a mixture of vinegar and water or mild tile cleaner. Use caution with harsh tile cleaners as they eat away grout. Be sure to inspect your ceramic tile for chips at the presentation walk thru inspection prior to closing as we will not replace tile following occupancy.

Do not step in a tub or shower unit with shoes on. Shoe soles carry hundreds of gritty particles that will scratch the surface. Periodically you will have to caulk the seam where the tub/shower unit meets the walls and floor, especially where the unit meets the ceramic tile or wood floor.

Medallion Home Warranty Policy

Be sure to inspect the tub and shower area at the presentation walk through for scratches or chips. Medallion will not repair this area due to scratches or chips once they are accepted at the presentation walk through.

Doors

Interior doors and louvered bi-folds may stick or warp due to various weather conditions. We suggest that you apply WD40 or silicone spray to the tracks of the bi-folds to avoid their sticking.

Exterior Doors -May stick due to various weather conditions and temperature changes. Generally this problem is temporary in nature. In-swing exterior doors are equipped with adjustable thresholds that will need to be adjusted by you on a periodic basis as needed.

Garage Doors - The moving parts of garage doors should be oiled every 3 months. The screws that fasten the hardware to a wooden door should be tightened every 12 months. An overhead door may warp inward from being left open for long periods. Usually this can be corrected by adjusting the nuts on the metal rods or the straps across the top and bottom of the door. Garage door service problems should be referred to the company that installed the door.

Medallion Home Warranty Policy

It is the policy of Medallion Home to adjust sticking and warped doors noted at the six month final inspection.

Windows

The windows in your new home are pre manufactured aluminum window units. Check the window frames and particularly the glass from cracks or chips. The window company can provide you with touch up paint for the window frames. Cracked or chipped glass should be recorded on your presentation walk through form so that it can be replaced before occupancy. The window glass will be your responsibility once you have taken occupancy. You will need to check the caulking on the inside and outside of your windows twice a year. Using a good grade of caulk on the outside will help prevent future leak problems. Condensation on windows and frames is a normal occurrence. (*See Condensation information*). To keep your windows working properly, a spray lubricant such as silicon may be used periodically. Please also check all mirrors as the same policy will apply.

Electrical Wiring

The wiring in your home meets local code requirements and safety standards. Each circuit is designed to accommodate a certain number of electrical appliances. Using too many appliances on one circuit (over-loading) will cause the circuit breaker to trip. (*See Circuit Breakers*). When you first move into the house, you may find an outlet or circuit that does not operate. Be sure to check the switch in the room if an outlet does not work. If after checking all circuit breakers the outlet still does not work, call our electrician to ensure prompt action.

Circuit Breakers

Circuit breakers protect the electrical wiring and equipment in your home. They are the safety valves of your homes electrical system. Every house should have a master circuit breaker. It is generally located near the main panel box. When the master circuit breaker is tripped, the electricity to the house is cut off. Circuit breakers may be reset by first switching the breaker to full "OFF" and then to full "ON". Note: If the electrician is called and resets a breaker you will be responsible for the service call.

Causes for circuit breaker tripping include:

1. Worn out cords or defective plug connection.
2. Defects within the appliances themselves.
3. Starting an electric motor. (Motors require more current to start than when running).
4. Also keep in mind that most light fixtures in your home call for a 60 watt bulb max.

If after resetting the circuit breaker it again becomes tripped, you should immediately attempt to locate the cause and correct it. If you cannot locate the cause, call our electrician.

NOTE: If the power is not turned on by the power company when you take possession of your home, be sure that all breakers including the main breaker is off so that a power surge when turned on will not damage appliances. When power is turned on, turn on individual breakers one at a time. Be sure that there is water in the hot water heater, particularly on homes with wells.

Electrical Service Entrance - The electrical service entrance provides power to the service panel. It has been designed for the electrical needs of the house. Do not tamper with this cable!

G.F.C.I. (Ground Fault Circuit Interrupter)

Most electrical codes now require ground fault protection for many locations in new residences such as outdoor outlets, bathrooms and kitchen outlets, and swimming pool areas, etc. Ground fault currents are the most common cause of electrical shocks to the average period. Although they sometimes do not harm, they are potentially very dangerous. Ground fault currents occur when a person handling an electrical appliance or tool steps on wet ground or touches water or a wet pipe, etc. thus creating a resistance to ground. When this occurs, the G.F.C.I. trips instantly current off the circuit.

The G.F.C.I. receptacle is not an overload protective device. Its only function is to protect people who are exposed to line-to-ground shock hazards that could be dangerous.

To reset the G.F.C.I. after it has tripped and **AFTER CORRECTING THE FAULT** press the reset button "in". Trying a lamp in the receptacle after resetting the G.F.C.I. will tell you if the circuit is working. *If* the circuit remains dead after resetting, check the circuit breaker. Never use the G.F.C.I. as an OFF-ON switch.

Medallion Home Warranty Policy

Your electrical System and appliances are guaranteed for one full year, with the exception of fixtures. The same policy will apply to electrical fixtures as plumbing fixtures. We will repair or replace fixtures only if such needs have been notated on the presentation walk through form.

Plumbing

Water Lines -All water lines have been installed in your home by a qualified plumber under local building codes. In areas where pressure is abnormally high, regulators are installed to reduce the pressure. It is very important that you DO NOT adjust the pressure regulator.

Medallion Home Warranty Policy

The Plumbing system in your home is guaranteed for one year with respect to leaks and proper functioning. Please note this does not include washer wearing, which causes dripping leaks in your faucets (care should be taken to close the faucets just hard enough to shut off the flow of the water). If closed too forcefully, this may cut the washers. See manufactures brochure for additional information.

Plumbing Fixtures -We have asked that you thoroughly inspect all fixtures during your Presentation walk through inspection. Any chips or other imperfections should be noted as we will not replace plumbing fixtures once occupancy has occurred.

Hot Water Heater -Your new water heater is installed with a pressure relief valve. When the relief valve is operating, it will appear that the tank is leaking. It is actually only releasing excess pressure.

Draining your water heater of accumulated scale every three months helps to heat the water faster, minimize noise in the system and reduce electric bills. Follow the manufacturer's instructions when draining the tank.

As mentioned earlier, your hot water heater must have water in it when the power is on. If you should lose water service, always turn the breaker off to your heater to keep from damaging the elements.

Septic Systems and Sewer Lines

All precautionary measures have been taken to insure minimum clogging of the sanitary sewer or septic system in your home. In preparing your house for delivery, the drain lines were flushed clean. However, if clogging should occur due to our negligence, it will occur within 30 days and would be corrected by us. Care should be observed to avoid disposal of heavy tissue, feminine hygiene products, or any other such materials into plumbing fixtures in order to minimize the possibility of clogging. If your home has a septic system, please refer to "THE MAGIC BOX", a pamphlet published by the FLORIDA SEPTIC TANK ASSOCIATION. You should never dispose of grease or cooking oils in your drains. This can cause clogged waste lines and permanent damage to the septic drain field. Excessive water usage from overnight guests, washing machines can also "water log" your system, particularly during periods of high rain.

Medallion Home Warranty Policy

If the sanitary sewer or septic system becomes clogged within 30 days after closing, we will assume the responsibility for repairs. Following 30 days, repairs will be the responsibility of the homeowner.

Landscaping

Medallion Home installs your landscaping under the prescribed practices of the area but we cannot be held responsible for adverse weather conditions or improper shrub and tree care after you have taken possession of the home.

Lawns- Your lawn is a starter lawn. In order to develop it into a better lawn, lots of water should be applied. Do not let the grass grow too long before cutting. Grass can be cut short in cold weather, but in hot summer months, growth should be maintained no shorter than 2 inches. Local garden centers can be a good source of help with fertilizers and other tips for a healthy lawn. See your landscape Warranty page for additional information

Grading- Grading prevents wet foundations by causing water to flow away from your home. When necessary, a swale will be provided to direct the water flow away from the house foundation. If the homeowner for any reason changes the grade of the property, our one year warranty shall become null and void. It is necessary for the homeowner to maintain the established grades and keep the swales open so that they will serve their intended purpose.

Cabinets and Countertops

One of the most important preventative maintenance duties you have as a homeowner concerns caulking between your counter top and back splash and between your sink and countertop. In your kitchen and bathrooms the counter tops and back splashes are built and installed as separate pieces. They are caulked thoroughly at installation. In time, through normal use and cleaning this caulk will be worn away. To prevent swelling and permanent damage it is important that you inspect and re-caulk as often as needed. Always keep countertops as dry as possible particularly around seams. Never put hot pots directly on tops. Refer to your care and Maintenance for Granit Countertops provided in this binder.

Wood cabinets are like fine furniture in your home. They should be kept as dry as possible. Wood cabinets, by their nature, may have color variations. Because of different wood grains and densities they will take stain differently. That is the beauty of wood!

All wood and solid surface tops may be cleaned with a damp soft cloth moistened with soap suds (not detergent), then wiped dry with another soft cloth.

NOTE: Do not use abrasive detergents, soap pads, cleanser, steel wool or other harsh abrasives on tops or cabinets.

Medallion Home Warranty Policy

Cabinets are warranted against defects for one year. Chips, scratches, and swollen counters or splashes are not warranted after the final walk thru inspection.

***NOTE:** *Prefinished materials might be used as a substitute for some wood components.*

Roofs

The standard roofing material on all Medallion homes is "Class A" fiberglass shingles, tile or metal. Special care should be taken to avoid damaging your roof (surface or flashing) when installing cable or satellite dishes. A careless job can cause serious leaks.

Medallion Home Warranty Policy

The roofing Material on your new Medallion Home is warranted from leaking for one year. In case of severe damage caused by abnormal storms, hurricanes, etc. we suggest you contact your insurance agent.

Block Foundations

Cracks in your block foundation? Don't be alarmed... these are fairly common and will not affect the overall strength of the wall in any way. There are two basic causes for these cracks: The base of the wall, being below ground level, maintains a fairly constant temperature whereas the portion extending above ground is subject to extreme temperature changes. Such changes cause concrete and other masonry to contract and expand. This may cause minor cracks. Secondly, the soil in which the foundation rests may settle slightly and create stresses thus causing minor cracks to appear. Small cracks should be repaired with stucco caulk and patch products available at your local hardware store.

Medallion Home Warranty Policy

In order to improve the appearance of any larger cracks in the block walls or foundations (over ¼ inch) that may appear within the first year in the home, it is the policy of Medallion Home to touch them up with cement. Extremely large cracks, caused by structural settlement, will be repaired in a manner recommended by a Professional Engineer or General Contractor. Please note such conditions at the time of the six month warranty inspection.

Stucco

The stucco on your new home is exposed to the same temperature changes as discussed above. As time goes by you may notice small cracks appearing in the stucco. Don't be alarmed as this is perfectly normal. The same caulk and patch product discussed above may be used to enhance the appearance of your stucco.

Medallion Home Warranty Policy

We will fill cracks over 1/8 of an inch which are noted at the six month warranty inspection. Cracks of 1/8 inch or less are the responsibility of the homeowner.

Walks, Driveways, Porches and Steps

It is impossible for us to prevent cracking in concrete walks, garage floors, driveways, porches and steps, etc. because of the nature of material. Medallion Home has anticipated some of these stresses and has provided contraction and expansion joints to minimize the cracking. However, there are some cases which we have no control over, such as unequal sub grade settlement, sewer and water ditches, etc.

Medallion Home Warranty Policy

It is the policy of Medallion Home not to replace or repair concrete with cracks ¼ inch or smaller. There are surface treatments available from building supply stores that you can apply to fill these cracks.

Heating and Air Conditioning

Your new Medallion home is furnished with a top quality heat pump or high efficiency air conditioning system. The following points are suggested in case you have any difficulty;

Before calling a service man: 1) check the heating and air conditioning circuit breaker at the panel box and the air conditioning main breaker located on the outside of the home near the compressor. 2) Check your thermostat. 3) If you are not receiving the air conditioning or heat distribution you need, be certain that all room registers are open; otherwise, try adjusting the individual grills in each room. In many instances, insufficient air conditioning or heat is caused by a dirty air filter. These filters should be checked monthly and should be replaced every other month or as needed during the heating and cooling season.

When the thermostat is properly set the heat pump will automatically turn on if the room temperature drops below the thermostat setting. A point to remember is that contrary to common belief, setting heating controls high does not make a furnace heat faster. Keeping the thermostat at an even temperature we recommend (78 degrees for cooling) will result in more efficient and economic cooling.

Medallion Home Warranty Policy

You're heating and air condition system is warranted for one year. Problems should be referred directly to the heating and air conditioning company. If an A/C service man is called and only resets a circuit breaker to remedy a problem, you will be charged for a service call. NOTE: A temperature differential of five degrees (actual room temperature versus thermostat reading) constitutes acceptable system. Heating and Air Conditioning warranty work will be performed on Monday through Friday, 8 a.m. to 5 p.m. only.

Appliances

Your new electric or gas appliances are accompanied by instruction booklets and other important paperwork. Read all instruction literature carefully, fill out and mail any postcards necessary to validate warranties. Keep a list of authorized service agencies with each instruction booklet.

We ask that you carefully examine the exterior of your appliances. After you have occupied the home we cannot be responsible for cracks, chips, or other defects to the surfaces.

If an electric appliance fails to operate, be sure it is plugged in before you call for repair service. If the appliance is separately wired, be sure the circuit breaker is "on" (*See Circuit Breakers*). If a gas appliance fails to work, check to see if the pilot light is lit. If you suspect a gas leak, turn off the main gas valve near the meter and call the gas company immediately.

Medallion Home Warranty Policy

Unless otherwise stated your appliances are fully warranted for one year from closing date. **For operational defect only*

Condensation

Possibly the most disturbing problem to a new homeowner is condensation. "Condensation" is defined as a reduction to a denser form (as from steam to water). Condensation takes place in a home wherever warm, moist air comes in contact with colder surfaces such as windows. The reason for more condensation in homes today (as compared to those of many years ago) is that the homes are better built, better insulated, and have tighter doors and windows that eliminate drafts and reduce outside air from entering the house.

Due to the many gallons of water that went into the materials used in building your new home, condensation is at its peak during the first year.

A family of four will put an average of 18 gallons of condensation water a week into the house due to laundry, bathing, cooking and dishwashing.

In houses containing excessive humidity, it is possible you will have to get a dehumidifier. We suggest you run the A/C when your home is first occupied or during extended vacancies. This will help reduce moisture and mildew in your home.

Lumber and Drywall

Wood is affected by heat or cold and may contract or expand with weather changes and may shrink under extreme dryness or swell under extreme humidity. To keep shrinkage and swelling to a minimum, we have used quality kiln dried lumber. The areas primarily affected will be doors, baseboards, and ceramic tile.

The drywall in your home may also show some signs of the lumber changes. You may see some nail pops or seam cracking. We will return for one repair operation at the six month final inspection. Since you may have to touch up affected areas, your contractor will instruct you on sanding the repaired area. These repairs do not include the replacement of paint, wallpaper or wall coverings. Although it is impossible to completely alleviate this problem, keeping your house at an even temperature is an excellent precautionary measure.

Painting

A. Exterior

All exterior wood components on your new Medallion Home are painted. This includes moldings, fascia, overhangs, porch ceilings and posts, door and entrance frames, and garage doors including trim. Each of the above is first covered with a *primer coat*. The final step is the application of a high quality acrylic latex paint. The entire covering process is guaranteed for one year against peeling, chipping and blistering.

You will need to inspect your home's exterior yearly to check for the need to caulk and repaint when needed. It is also important that when watering your lawn that sprinklers are not allowed to hit the house.

***NOTE:** *Prefinished materials might be used as a substitute for some wood components*

B. Interior

All drywall walls and ceilings are first coated with a texturing spray. Before the final coat of paint is applied, all drywall defects which can be highlighted by the spray are repaired. The paint on interior walls is a high quality latex paint. However, the new homeowner is advised against washing any large areas of walls immediately after occupancy. We suggest you wait for several months before you subject your walls to washing. Even at this time we cannot guarantee that you will have complete satisfaction with the results. Every Medallion Homeowner will be supplied with a small amount of touch-up paint in case the walls need to be refinished in small areas.

Our painting contractor uses a high quality latex paint over a latex primer on all interior trim other than stained or prefinished wood surfaces. In areas where there is a meeting of woodwork and other surfaces, our contractor uses caulking. It is possible that in time there might be a slight shrinkage of the trim which may cause the joints and caulked areas to crack or separate. We consider this to be a normal situation. However, it is the homeowner's responsibility to correct the problem. Medallion Home provides a small amount of semi gloss paint at the time of the presentation Walk through inspection to assist you with the touch up.

We request that at your presentation walk through inspection, you carefully inspect and approve the painting of your new Medallion Home. Repairs made to the painted surfaces should be approved immediately after they are made. We cannot guarantee the painting workmanship beyond acceptance.