

MAINTENANCE MANUAL

Welcome to your new home.

Below is a list of recommended care and maintenance items. Should you have any questions or concerns feel free to reach out to us at any time. As a local home builder, we are always available to discuss best practices for maintaining your home.

CLIMATE CONTROL

Recommend maintaining interior temperature of 65 - 78 degrees.
It is not recommended to turn system off completely during extended periods of vacancy.
Bathroom and laundry fans have three speeds. To change the speed, see switch located behind grill.
Laundry fan to remain ON for continuous whole house ventilation.
Fan setting on thermostat can help balance temperature from upstairs to downstairs depending on season, if experiencing hot or cold spots.
The HVAC air filter is located inside the mechanical closet. Recommend checking and changing regularly.

SYSTEMS

Should lights or outlets suddenly stop working, see electrical panel for any tripped breakers. To reset, flip any tripped breakers from OFF to ON position. Fault sensors can be highly sensitive.
For exterior doors, lift handle "UP" to engage and then turn the key or latch to lock. If the handle is not turned "UP", the door will not lock.

CLEANING

Softscrub is recommended for cleaning quartz countertops.
Bona hardwood / tile cleaner is recommended for cleaning all hard surface flooring.
No abrasive pads or brushes should be used to clean glass shower doors, glass backsplashes or stovetop glass.
Walls can be cleaned with warm water and a microfiber towel. Avoid hard scrubbing. A very damp towel and soft cleaning works best.

ADDITIONAL INFORMATION

Recommend reviewing all product manuals and maintenance schedules.
A coax cable for any satellite equipment is located on the building exterior near the roof line.
Per CCR's any roof mounted equipment should be placed on a protective pad on roof surface and may require approval by Architectural Committee prior to installation.
Per CCR's, there shall be no exterior attachments or alterations to the exterior design, colors, etc.