



We at Celebrity homes would like you to know that we appreciate your business.

You have entrusted to us one of the largest purchases of your lifetime. We take this responsibility seriously and will do everything in our power to serve you well.

Please accept our sincere appreciation for selecting Celebrity Homes as your home builder. We look forward to working with you.

The following is our Homeowner's Handbook with information on your brand new home, how to take care of it, and how to make requests for warranty repairs.



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## Manufacturers' Information

Please visit our website at

[www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com) for  
Manufacturer warranties and user guides.

# Introduction to your New Home Warranty

Welcome to your new Home! Your satisfaction with your new home is very important to us!

Your new home was built with 30 plus years of experience. We would like you to be proud of your investment. The guidelines and information set forth in this Homeowner's manual will help you in the process of maintaining your investment.

We hope you will enjoy your new home for many years. Please read the following information carefully, as it is your guide to maintaining your home. This Homeowner's manual should answer any questions you may have regarding your New Home Warranty and your maintenance responsibilities. During the orientation, which is conducted to familiarize you with your new home, we would be happy to answer any questions you may have regarding your New Home Warranty and your maintenance responsibilities.

## Homeowner Maintenance:

All building materials are subject to expansion and contraction with differing temperatures and humidity. The effects of the movement can be seen in such things as concrete, foundation walls, drywall, caulking, tile grout, siding, treated and cedar lumber. Shrinkage of the wood members in your home is inevitable and typically noticeable during the first year. The effects of this expansion and contraction are not due to defects in any material and/or workmanship and can and should be repaired and maintained throughout your normal homeowner maintenance as more fully discussed under the specific categories which follow.

With your care and proper maintenance, your home will go through any of these adjustment periods without any major problems. This manual will help guide you in taking care of your home and these minor problems and will help familiarize you with what to expect from the various materials used in building your home.

## Your Warranty:

Celebrity warrants, for a period of one year from the date of closing, that your home was constructed in substantial conformity with the plans and specifications and that such home is free of any material defect in equipment, material, or workmanship performed by Celebrity and/or any of its subcontractors or suppliers. Any material defect covered by this warranty **must be reported to Celebrity in writing as soon as you are aware of the problem but in no event later than thirty (30) days before warranty expiration date after which the warranty coverage shall be void. Warranty coverage for any notice of complaint received after this date will be denied and Celebrity will have no obligation to you for the repair of these defects.**

## Home Buyer's Warranty (2-10 HBW):

In addition, as part of your purchase, you will receive the 2-10 Home Buyer's Warranty. The terms and conditions of such limited warranty, which warrants and insures certain construction quality standards for one or two years and warrants and insures against certain structural defects for ten years from closing, are fully set forth in the Home Buyer's Warranty (HBW) booklet and Applications for Home Enrollment. You will receive your HBW booklet shortly after closing in the mail. You should review carefully the HBW booklet.

No one can add to or vary the terms of these warranties, orally or in writing. **THE ABOVE-STATED EXPRESS LIMITED WARRANTIES ARE THE ONLY WARRANTIES FOR YOUR HOME AND ARE IN LIEU OF ALL OTHER WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF HABITABILITY, FITNESS AND/OR WORKMANSHIP WHICH ARE HEREBY EXPRESSLY AND SPECIFICALLY DISCLAIMED.**

**Remember, your warranty is limited as set forth above, but, under no circumstances, will Celebrity or 2-10 Home Buyer's Warranty be responsible for normal homeowner maintenance or any problems caused by a lack of such homeowner maintenance.**

Certain fixtures or other improvements may have separate manufacturer's warranties. Should repair or replacement on one of the items become necessary and the item is still under manufacturer's warranty, contact should be made directly to the manufacturer or its designated service representative as your Celebrity warranty does not cover those items.

# Your Warranty Procedures

In the following paragraphs you will find a wealth of information regarding your New Home Warranty and our obligations to fulfill the warranty offered to you as well as your obligations as the owner in maintaining your home.

Please read the following sections thoroughly before your scheduled orientation. We recommend you make a list of any questions you may have on the information provided so you can ask for clarification at the orientation. This will also be the time when Celebrity will explain which responsibilities are yours, as the owner, and ours, as the builder. Once you have closed on your home, your warranty concerns and requests should be addressed through email, fax or mail, as identified below. ***Please do not contact your sales representative with warranty concerns after this point.***

How to make a request for service:

**WE DO NOT ACCEPT NON-EMERGENCY REQUESTS FOR SERVICE VIA PHONE CALLS.**

**All warranty service requests must be submitted in writing** via mail, fax or email. The exception will be emergencies, in which case you should call. Once you have made an emergency call, you must follow-up in writing with a warranty request within twenty-four hours to ensure proper documentation of the event for our and your files.

**Normal requests should be submitted to Celebrity by any of the following methods:**

**Mail to: Celebrity Homes  
Warranty Dept.  
14002 L St  
Omaha, NE 68137  
Fax to: 402-896-8546**

**Website: [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com), click on the “warranty support” tab which will take you to the form page.**

**E-mail to: [warranty@celebrityhomesomaha.com](mailto:warranty@celebrityhomesomaha.com)**

## When warranty requests have been completed:

You, the Homeowner, will be asked to sign and date the warranty work order issued to the contractor who has performed the required tasks to repair approved requests. The contractor will then turn this work order in to Celebrity and it will be considered complete and "closed". In the event a homeowner is not home a door tag will be placed on the front door informing homeowner the work has been completed. Please do not ask contractors to relay messages to Celebrity regarding other work you would like to have done. All requests must be in writing and directed to Celebrity Homes only. This will ensure there are no miscommunications or misinterpretations.

CELEBRITY HOMES **WILL NOT** REIMBURSE A HOMEOWNER FOR ANY WORK, PRIORITY OR OTHERWISE, PERFORMED ON A HOME BY ANY NON-CELEBRITY CONTRACTOR OR EMPLOYED PERSONEL.

## Emergency Procedures:

An emergency situation is defined by unavoidable damage that will become worse if repairs are delayed.

Here is a list of examples of emergency situations:

- Sewer system back-up.
- Furnace fails to heat in the winter even after checking all the appropriate connections
- Air conditioning failure in the summer months
- Your door locks are non-functioning.

### **Emergency calls: 896-3100 x140**

Here is a list of examples of **non**-emergency situations:

- Failure to have a key for entry
- A plumbing leak that does **not** require the water service to be shut off or does not threaten damage to your personal property.
- A roof or window leak that does not threaten damage to any of your personal property.
- Missing shingles
- Circuit breakers or GFCI outlets malfunctioning
- Plugged stools
- Garage door failure to open
- Foundation leak that does not threaten damage to any of your personal property

**All service requests must be submitted in writing** via mail, fax or email. The exception will be emergencies, in which case you should call. Once you have made an emergency call, you must follow-up in writing to Celebrity within twenty-four hours to ensure proper documentation of the event for our and your files.

## **Exterior**

### **Poured Foundation:**

Your home is built upon solid rebar enforced, concrete footings and poured concrete foundation walls.

#### **Exterior foundation:**

Poured foundation walls are subject to temperature changes that may cause minor shrinkage cracks. These cracks will not affect the strength of the structure. These cracks are not considered structural and usually occur at joints, wall ties, and beam support pockets. If leaking occurs from these cracks, either internally or externally, they can easily be repaired using a polyurethane caulk.

Owner's Maintenance: Caulk these shrinkage cracks using a polyurethane caulking product to prevent a water leak from an above grade crack. Be sure to overlap the tar below grade with the product to ensure a good seal.

#### **Interior foundation:**

Reinforced steel vertically and horizontally maintains the structural integrity of the walls. If cracks measuring less than ¼ " in width should form above grade, it is the Homeowner's responsibility to fill them with a polyurethane caulking product which can be purchased from any local home improvement center or hardware store.

**Celebrity Homes will not repair foundation cracks during the One Year Warranty period unless they continue to leak after the Homeowner has taken the necessary steps to caulk the above grade crack or the crack measures greater than ¼ " in width.**

Owner's Maintenance during 1<sup>st</sup> Year: To caulk all above grade cracks measuring less than ¼ " in width to prevent a possible leak. There is no warranty for an above grade crack unless it has been previously caulked by the Homeowner and still leaks. Repainting to any repairs for an above grade crack is Homeowner's maintenance.

Warranty for 1<sup>st</sup> year: Cracks that are larger than ¼" in width, and cracks that are leaking after Homeowner's maintenance will be repaired under warranty during the first year only.

After 1<sup>ST</sup> year: Celebrity Homes One Year Express Limited Warranty coverage expires. Please refer to your Home Buyers Warranty (HBW 2-10) structural policy.

### **Dehumidifiers**

If frost forms on an interior foundation wall it is considered to be weather related and not a material defect. Any apparent dampness will generally be minimal and is also not considered to be a material defect. Installing a dehumidifier will remove the moisture from the air and prevent frost from forming during the colder months.

### **Window wells:**

Owner's Maintenance during 1<sup>st</sup> Year: Maintaining window well. Don't allow trash or mud to build up in window wells. Window wells need to be kept clear of debris for proper drainage.

After 1<sup>ST</sup> year: No warranty

## Drain Tile:

Drain tile is installed along the exterior footings around the warm walls of your basement. The tile will drain to daylight when the elevation permits. **Care must be taken not to block the end of this drain tile or to reroute the drain tile. Doing so will void all warranties.** Deep basements, such as a ranch or tri-level, have an interior drain pit included to allow a pump to be installed.

Owner's Maintenance: Keep the end of these drains free from blockage or collapsing and do not reroute them.

Warranty for 1<sup>st</sup> year: Material defects in workmanship (installation only) by Celebrity or its contractors; 5 year warranty on material defects from the manufacturer or installer.

Warranty after the 1<sup>st</sup> year: Workmanship and Material defects for 5 years from the manufacturer or installer.

## Sump Pumps:

Celebrity Homes may install a sump pump where applicable along with an alarm system which is designed to activate should the pump fail or malfunction. Sump pump alarms are to alert the Homeowner that the water is rising in the sump pit to a level that warrants attention. The sump pump needs to be checked on a regular basis for loss of power or malfunction. The alarm may have slipped below its intended position (which is approximately 4-5" below the floor level). The sump pump alarm battery (9 volt) will need to be changed annually along with the smoke detector batteries. The sump pump itself, if installed by Celebrity or its contractor, is warranted by the installer, Janke Plumbing, for a period of one year from the date of installation, provided that maintenance of the system is performed by the Owner. **Damage due to loss of power or power surge at the GFCI is not covered under warranty. Additional insurance coverage could be added for damage due to loss of power or a power surge to the GFCI outlet. Homeowner will need to contact their insurance company for additional information.**

Owner's Maintenance: Maintain the sump pump and alarm system with regular checks to ensure there has been no loss of power or malfunction, including installation of a fresh 9 volt battery at least once a year for the alarm system. Your sump pump could be plugged into a **GFCI** that will need to be checked if you have a power surge. Maintain original sump pump extension pipe for proper drainage of yard. Proper drainage from the sump pump must be maintained at all times.

Warranty for 1<sup>st</sup> year: There is no warranty on the alarm. The sump pump warranty is through the installer for one year from the date of their installation. If this one year anniversary expires prior to the Homeowner's One Year Warranty expiration with Celebrity Homes, Celebrity Homes will continue the warranty for the remainder of the first year with the original Homeowner.

Power loss or power surge at the GFCI to the sump pump is not covered under warranty. Contact homeowners insurance if applicable.

After 1<sup>st</sup> year: No warranty, Homeowners must make any and all repairs or replacements to sump pumps.

## Concrete:

All concrete is subject to changes in soil, moisture, and temperature conditions. Concrete work may be completed in the summer at high temperatures and cracks will appear in the winter, or vice versa. In addition, when frost penetrates the ground, it may raise the concrete. When warmer weather returns, the concrete will often return to its original position. These cracks, which occur in highways as well as drives, walks, and floors, are normal and the result of climatic conditions and other natural causes over which the builder has no control. **Any salt or de-icing products used will void your warranty on your concrete.**

### ***Exterior:***

Keep moving vans and heavy trucks off your driveway and sidewalks to avoid one of the most common causes of concrete cracks. Hairline cracks in stoops and steps cannot be prevented and are not covered by warranty. You must avoid using salt on your driveway and sidewalk during icy weather. De-icing products usually contain materials that are harmful to concrete when left on the surface for a period of time. You may experience either discoloration, peeling of the concrete or both. Salt is also carried off the street onto your concrete surfaces under the car and on the tires.

Owner's Maintenance: When weather allows caulk driveway and all other concrete cracks and joints to better avoid excess moisture getting under the slab. You should also caulk openings where concrete pulls away from the house for the same reasons. You will need to keep concrete surfaces clean and washed out as often as possible. **It is highly recommended that you use sand on your concrete surfaces to avoid slipping. Any salt or de-icing products used will void your warranty on your concrete.**

We also recommend that you periodically seal your driveway to help guard against freeze/thaw cycles and/or other conditions such as tracking of salt from the street. A penetrating-type sealer reduces frequency of application.

### Warranty for 1<sup>st</sup> year:

In the event a crack in your driveway exceeds ¼ inch in width during your first year warranty, the area will be replaced during your 1<sup>st</sup> year warranty and only if the driveway is caulked. **If a driveway is not caulked it will not be replaced. Spalling is not covered**, nor is there any coverage for damage caused by the homeowner's failure to properly maintain the concrete or damage caused by heavy vehicles or equipment entering onto the concrete. Cracks are not covered for sidewalks, service walks, steps, stoops and patios.

### ***Interior:***

Minor cracks in basement floors and garage floors are normal and are unpreventable.

Owner's Maintenance: Caulk garage floor and seal garage floor

Warranty for 1<sup>st</sup> year: In the event a crack in your basement floor exceeds ¼ inch width in your first year warranty, the area will be repaired during your 1<sup>st</sup> year warranty only. In the event a crack in the garage floor exceeds 3/16 inch width in your first year warranty, the area will be repaired during your 1<sup>st</sup> year warranty only. **Spalling is not covered**, nor is there any coverage for damage caused by the homeowner's failure to properly maintain the concrete or damage caused by heavy vehicles or equipment entering onto the concrete.

**After 1<sup>st</sup> year: No warranty**

## Sprinkler Systems:

If you are planning to have a sprinkler system installed by an outside contractor prior to sod being laid, Celebrity Homes must be informed, and an addendum signed 3 weeks prior to possession/closing.

Sprinkler systems can create excessive moisture under concrete drives and cause them to heave. **Excessive watering in the late fall is not recommended** as serious damage to your exterior concrete surfaces can occur. Sprinkler heads should be turned to spray away from your foundation and should be located a minimum of 2 feet away from the foundation. Also be sure the valve control box is located a minimum of 3 to 4 feet away from the foundation. Control box and sprinkler head areas are not warranted for settlement damages.

Homeowner Responsibilities: maintain your sprinkler system to spray away from the foundation and avoid damage to your exterior concrete surfaces. Repair to any sprinkler heads or the control box that has been involved in a settlement around the foundation. Yard issues created because of over or under watering is not covered under warranty. Adjustments must be made for rain and seasonal changes.

Owner's Maintenance: 100%

Warranty for 1<sup>st</sup> year: No warranty

After 1<sup>st</sup> year: No warranty

## Exterior Paint:

Touch-up paint is provided and should be reduced to the smallest container possible to maximize storage life.

The exterior of your home is painted with a 100% acrylic latex paint with a life expectancy of typically 5 years.

Owner's Maintenance: Touch-ups where needed and repainting as needed, but at least every 5 years.

Warranty for 1<sup>st</sup> year: Exterior paint that peels or deteriorates during the first year. Exceptions will be in the event of natural weather damage in which case you should contact your homeowners insurance

After 1<sup>st</sup> year: No warranty

## Siding:

Your siding is subject to contraction and expansion, depending on the humidity. Painted siding joints may show this movement during extreme weather periods.

Owner's Maintenance: maintain exterior paint and caulking to protect material from exposure to moisture and rotting. Caulking and painting should be inspected annually.

Warranty for 1<sup>st</sup> year: Material defects in equipment, material and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: Manufacturer's warranty

Refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Roofing:

Your asphalt shingle warranty from the manufacturer is on our website [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com). Roof leaks, should they occur, are often difficult to locate and may need return trips to eliminate the problem. Severe wind driven rain or snow may be blown into the attic through the roof louvers. Although the occurrence is rare, it is impossible to prevent and is not considered a material defect. We recommend clearing away heavy snow build-up over the gutters as often as possible. Any foreign material in the gutters can cause an ice build-up. Ice damming is weather related and is not covered under warranty.

### Attention:

Your new home is equipped with a fall protection system on the roof. A Ridge-It Anchor manufactured by Guardian Fall Protection is available for use when working on the roof of your home. Any person performing work on the roof must have a competent person inspect the Ridge-It Anchor and ensure they are following all the manufacturer's specifications and instructions and that they are complying with OSHA or any other applicable safety standards.

For more information go to the website at [www.guardianfall.com](http://www.guardianfall.com).

Owner's Maintenance: Keep gutters clear of debris and other materials. Contact homeowner's insurance agent in the event of abnormal weather or storm damage

Warranty for 1<sup>st</sup> year: Affected shingles will be replaced during the first year in the event that shingles are blown off by winds that are of lower speed velocity than manufacturer's standards or specs.

**Storm damage is not covered by Celebrity Homes. In the event of storm damage, you need to contact your insurance company.**

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at

[www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Windows:

### Silver Line windows

Please review the Silver Line owner's manual regarding proper operation, care, and maintenance for your windows. Should you ever require warranty or service work, this information will be helpful. Many minor adjustments can easily be accomplished by reviewing the Silver Line owner's manual.

Owner's Maintenance: Keep weep holes and tracks clean at all times

Warranty for 1<sup>st</sup> year: Material defects in equipment, material and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: Manufacturer's warranty : Manufacturer will warranty against stress cracks in window glass for the first 90 days from your date of close. After the 90 day period expires there is no warranty coverage against stress cracks in window glass.

Refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com) for additional information.

## Exterior Entry Doors:

Your exterior entry doors and the door to the garage have an adjustable threshold which is designed to be adjusted to eliminate any drafts.

Threshold adjustment: Proper adjustment has been obtained when you can pull a piece of paper through the gap between the threshold and the bottom of the door with even resistance across the opening. Adjusting the door too tight will make it difficult to close during severe cold and will wear or tear the bottom door seal prematurely.

Owner's Maintenance: Maintain proper threshold adjustments

Warranty for 1<sup>st</sup> year: Manufacturer's warranty; Warranty for workmanship (as to installation only) by Celebrity.

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Garage Doors and Opener:

Steel insulated doors offer durability and low maintenance. The exterior face of the door is constructed from hot-dipped, galvanized steel, coated with a baked-on base coat and a white polyester top coat. The interior has an added polystyrene insulation layer that adds thermal efficiency and improves the smooth and quiet operation of the system. If touch-up of this exterior finish becomes necessary, touch-up paint is available from the supplier. Your rubber weather seal on the door bottom has additional material rolled into the ends. This can be unrolled as needed when the weather seal shrinks in length with age. The door has a limited 15 year warranty against section rust-through and cracking, chipping, and peeling of the finish coat. There is a 1 year warranty for workmanship, material, and installation. See the manufacturer's warranty for more specific information. Contact the garage door company for specific instructions if you are considering painting the door. The garage door opener could be plugged into a **GFCI** outlet which could trip and cause a loss of power to the opener. Reset the GFCI for power for your opener or pull the release cord to manually lift the door open. Homeowners should carry a key for your front entry door with you at all times in the event that you have lost power to your garage door opener. This will enable you to still gain access into your home.

Owner's Maintenance: Refer to owner's manual

Warranty for 1<sup>st</sup> year: Manufacturer's warranty; Warranty for workmanship (as to installation only) by Celebrity

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Outside Faucets:

**Owner's Maintenance: Important:** Remove hoses from outside faucets prior to freezing temperatures to avoid frozen pipes and damage to your home. **Frozen sillcocks will not be covered under warranty.**

**Owner's Maintenance: Equally Important:** Remove "Y" or "splitter" from outside faucets before freezing temperatures to allow them to drain and thus prevent frozen pipes and damage to your home.

Warranty for 1<sup>st</sup> year: Material defects in equipment, material or workmanship of Celebrity or its contractors **(this does not include any coverage for frozen pipes due to an Homeowner's failure to maintain the plumbing system correctly or failure to maintain sufficient temperatures in the home).**

After 1<sup>st</sup> year: No warranty.

## Gutters:

Owner's Maintenance: Clean out gutters and maintain proper placements of downspout kickers. **Care must be taken not to block the end of or to reroute the downspout kicker. Doing so will void all warranties due to neglect.** Maintain original placement of downspout kicker for proper drainage of yard. Downspout kicker must **not** be placed inside of landscape. Downspout kicker placed inside of the landscape will void all warranties for leaks to foundation walls, windows and siding. Sink holes formed by this neglect are also not covered by warranty.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials or workmanship of Celebrity or its contractors.

After 1<sup>st</sup> year: No warranty

## Lawn:

**The most important watering of sod occurs within the first 12 hours after it is laid. This responsibility is yours and is 100 % necessary to ensure the root system can become established and your lawn will be green and lush.** Either extreme heat or cold weather may take extra homeowner maintenance. The sod needs to be saturated to totally eliminate the air pockets under the sod. Follow-up watering must be adequate to prevent undue stress until the root system gets established. New sod is dry and needs water to establish its root system. Watering two times a day for one to two weeks is required. Not doing so will leave your yard stressed and weeds will begin to establish in your yard. **Contact a reputable lawn and garden center when ready for fertilizer to ensure the right product application rate.**

Owner's Maintenance: Properly maintaining your yard includes watering appropriately to ensure the root system becomes established, mowing at least weekly during the growing season, maintaining proper drainage at all times to prevent water leaks or standing water. If you have a sprinkler system, be sure to monitor the watering schedule as over-watering can lead to standing water after your yard has been established. Over saturation due to excessive watering is not a deficiency in the grade of the yard or the swales.

Home Buyers Warranty (HBW) policy on standing water in a swale is as follows: In swales that drain from adjoining properties or where a sump pump discharges, an extended period of 48 hours is to be allowed for water to dissipate. The possibility of standing water after an unusually heavy rainfall should be anticipated and is not considered a deficiency.

Warranty for 1<sup>st</sup> year: No warranty after the Buyer(s) has closed on their new home. It is the new Homeowner's responsibility to maintain their new yard.

After 1<sup>st</sup> year: No warranty

## Site Drainage and Settlement:

In addition to maintaining your sod, it is also the homeowner's responsibility to maintain the grade and swale around your lot. The grade around the foundation should always **slope away** from the home. Do not create water pockets next to the foundation with flower beds, shrubs, or other plantings. We recommend any underlayment material you use to be the type that will allow water to drain through it rather than act as a barrier which traps it. Positive drainage must be maintained at all times. Downspout extensions must be used as provided to help maintain the concentrated flow away from the home. Foundation must be waterproofed prior to any planter areas or any grade raised next to the foundation. The possibility of water in the swales after an unusually heavy rain fall should be anticipated and is not a deficiency. A grading adjustment or determination will not be made while the ground has been saturated by heavy rains or over watering of an established yard by a sprinkler system.

**During the first year, any settlement less than six inches is the responsibility of the Homeowner to maintain by filling. Thereafter, any settlement is the homeowner's responsibility.**

Owner's Maintenance: Keep the grade maintained around your foundation to provide proper slope even after a minor settlement. Neglecting to act on a small area will lead to a larger problem and possible leaks of your foundation. Standing or ponding water caused by changes in the grade due to added landscaping or fencing is homeowner's maintenance and is not covered by warranty. It is you the owner that needs to address this problem to ensure proper drainage at all times.

Warranty for 1<sup>st</sup> year: Settlement greater than 6 inches in depth will be filled one time by Celebrity Homes during the first year.

After 1<sup>st</sup> year: No warranty

# Watering Instructions for New Trees

The following watering guidelines for your newly planted trees are provided to you to assist in aiding in the trees survivability and to help ensure vigorous growth in the future.

Weeks 1 & 2	Water every other day
Weeks 3 & 4	Water twice a week
Weeks 4 – 7	Water once per week
Weeks 8 & 9	Do not water- this is done to put the tree under mild stress conditions to promote root growth.
Weeks 10 – 13	Water once every 2 weeks
Weeks 14 and beyond	Water once per month until frost and the tree is dormant.

Keep in mind there will likely be exceptions to the above schedule, as we cannot control Mother Nature. You should contact a licensed arborist if you desire more detailed instructions or guidance. Heavy rains of at least 1” or more can take the place of a watering. Also, if the weather is hot and dry, and you are in a period where the schedule says to water only once a week or less, or not at all, and the tree gets wilted, then water as soon as possible.

The best ways to water is to use a container of some type at least 1 gallon or more in size. When you water the tree, give it at least 10 – 15 gallons of water. We do not recommend laying a hose and letting the water “trickle” out over an extended period of time, many times this will end up over-watering the tree. Most hoses connected to a house faucet will put out at least 5 gallons per minute, so the bucket method is the best way to make sure you’ve put on the proper amount of water.

Also, unless your yard dirt consists of heavy clay and your yard is very flat or even low, do not count the water from an underground sprinkler system (if you have one) as watering the tree. Underground sprinklers are designed to water only the top few inches where the grass roots are. However, if your yard is very flat or low, pay close attention to the wetness around the tree, as runoff may be collecting at the tree and could be over-watering it in the process. If this is the case, cut back on the amount of water you use for the tree, and watch how this affects the area. Over-watering a tree is actually a bigger killer of a tree than under-watering it, as it causes the roots of the tree to rot away.

## Warranty for Trees

There is a one year limited warranty on the trees planted in your yard which is provided by the nursery that installed them Kaspar Tree Farm. All warranty claims will be handled at the discretion of the nursery. Celebrity will not process and or warranty any requests for the trees. **The nursery will make a periodic check of the tree planted in your yard and will replace dead trees at their sole and absolute discretion.**

**Contact Kaspar Tree Farm for further information (402) 624-2131**

Owner’s Maintenance: Treat trees for disease and/or insect control and ensure to neither over nor under water the trees.

Warranty for 1<sup>st</sup> year: Contracted nursery Kaspar Tree Farm will monitor areas periodically and decide what trees are in need of replacement in its discretion and at its cost.

After 1<sup>st</sup> year: No warranty

## **Interior**

### **Flooring:**

Your home is built with the subfloor glued and nailed to the floor joists to help prevent squeaks.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors, if you experience a squeak in the first year we will make every reasonable effort to eliminate it.

After 1<sup>st</sup> year: No warranty

### **Drywall:**

The walls have been finished with a light texture. Cracks in the drywall of your new home are almost a certainty because of the normal expansion and contraction taking place within the walls and ceilings of the house. There is nothing serious about this cracking and is generally more prevalent in the fall or springtime when your home typically goes through moisture changes.

These cracks are covered once during the year and again at the end of the warranty year if it is necessary. It is the Homeowner's responsibility to repaint or redecorate.

Certain brands of candles when burned with an "untrimmed" wick will produce a higher amount of soot. This black residue will be noticeable on the walls, ceilings, and cold air returns. Damage from this condition is not warranted.

Owner Maintenance: Repair drywall cracks after the 1<sup>st</sup> year and repainting of drywall repairs during the first year.

Warranty for 1<sup>st</sup> year: Cracks will be fixed once during the first year warranty and at the end of the one year warranty if it is necessary. It is the home owner's maintenance to repaint any drywall repairs.

After 1<sup>st</sup> year: No warranty

## Interior Paint:

Newly painted walls should not be cleaned or washed for at least 30 days.

We suggest touch-up paint be used rather than cleaning. Touch-up paint is left for the interior and main color for the exterior.

Transfer this paint to the smallest size container possible to better maintain storage life.

If you plan to wallpaper, it may be necessary to skim the walls with drywall mud, depending on the type of wallpaper being used. We recommend sizing the walls to prevent "lifting" of the paint which can occur when the paint is saturated with wallpaper paste.

Owner Maintenance: Touch up as necessary. Custom colored walls cannot be touched up due to inadequate paint match. This is the owner's maintenance to repaint. Additional interior paint can be purchased by the homeowner's at Nelson Painting, 402- 331-7900.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: No warranty

## White/Beige Woodwork and Doors:

White/Beige trim can be touched up with special paint furnished at move-in.

Owner's Maintenance: Touch-up as necessary. Do not use cleaning chemicals on wood work. Doing so will lead to the paint peeling off the woodwork. Paint peeling off of the trim due to water exposure needs to be sanded and repainted as needed. This is not a defect but an owner's maintenance issue.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity and its contractors

After 1<sup>st</sup> year: No warranty

## Closet Shelving:

Maintenance-free, prefinished metal shelving has been installed to maximize storage space and provide for future expansion possibilities.

Owner's Maintenance: Maintenance free

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity and its contractors

After 1<sup>st</sup> year: No warranty

# Cabinet Doors:

## Aristokraft - Product Quality Expectations

### Finish Color & Grain Variation:

- Color variation in wood is inherent in all wood furniture. There are a range of hues in each and every kitchen. Common wood color variation is acceptable with the exception of tones that grossly stand out.
- Each piece of wood reacts differently to the finish material used, resulting in variation in shade within and between cabinets.
- Subtle color differences are acceptable and highlight the natural beauty of cabinetry.
- Unique grain patterns are the hallmark of wood's beauty. Since, like a fingerprint, no two trees are identical, each and every furnishing crafted from wood will be one of a kind.
- As a tree grows, it absorbs minerals from the soil. These minerals leave a streak in wood. Mineral streaks are acceptable and not considered defects.

### Open Joints & Warped Doors:

- An opening between the rail and style in a joint will occur as wood expands and contracts.
- Doors and drawers appearing warped.
- Both of above situations occur as the wood is expanding and contracting as well as the house itself settling.
- Cabinets should go through the full 4 seasons to allow these conditions to stabilize.

Cabinet doors and drawer fronts should not warp if proper levels of humidity have been maintained in the home. Both cabinet doors and drawers have adjustments to keep them operating properly.

For cabinet care suggestions, see "Manufacturer's Warranties".

Owner's Maintenance: Keeping drawers and doors properly adjusted and keeping proper humidity levels in the home.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Kitchen Laminate tops:

Laminate is generally a carefree surface, although it is subject to extreme heat, chipping, and scratching. Damage not discovered at the walk through orientation and identified on a punch list approved by Celebrity will not be covered under warranty.

Owner's Maintenance: Abrasive cleaners or cleaners with bleach should **not** be used in cleaning or stain removal as they can leave small "bleached" spots on the surfaces.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors which does not include any cuts, scrapes or any other damage to the laminate after your walk thru has been completed.

After 1<sup>st</sup> year: No warranty

## Granite/Quartz Surfaces:

The following are lists of characteristics of the Granite/Quartz surfaces you may have in your new home. These characteristics will help you in identifying what is normal for these types of materials and therefore would not be considered warrantable.

### **Granite:**

- 100% natural stone
- Not affected by heat
- Highly scratch resistant
- Highly polished finish
- Every slab is unique in color and patterning
- Sealing of top is suggested
- One Year Warranty
- Seams are more apparent
- Can contain small fissures, pits and foibles
- Patterns and color variations are acceptable

### **Quartz:**

- 93% Quartz and 7% Resin
- Heat resistant up to 400 degrees
- Highly scratch and stain resistant
- Stronger than Granite
- Coloring is consistent from slab to slab
- No sealing required
- 10 Year Warranty
- Seams are less apparent
- Approved by NSI for safe food handling

Owner maintenance: sealing granite countertops yearly.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Corian Countertop:

Corian was created for lifetime of easy care. Just follow the simple guidelines listed on our website at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com) under manufacturer's warranty to keep your Corian surfaces looking new.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: Manufacturer's warranty

Refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Ceramic Tile:

Ceramic tile can be cleaned with any mild liquid detergent. Do not use cleaners with bleach they may discolor the grout joints. Periodically the grout and caulking will need to be touched up. This is considered Homeowner's maintenance. Materials for this maintenance can be purchased at Imperial Tile.

Owner's maintenance: periodic touch-up of grouting and caulking.

Warranty for 1<sup>st</sup> year: Workmanship and Material defect. Grout cracks will be touched up one time during the one year warranty only as needed. At this time the contractor will show what products they use and demonstrate how to apply products. The product used will be left for future use by homeowner.

After 1<sup>st</sup> year: No warranty

## Carpeting:

Your carpet is stain-resistant and may have semi-trackless qualities. Therefore, care and cleaning of carpeting, in the proper manner, is essential to prolonging its life and appearance. Leading manufacturers recommend daily vacuuming in any traffic area to help prolong the life of your carpet. Because of the great diversity of types, fibers, and weaves, we strongly suggest you contact Imperial Tile if you have any questions as to the maintenance of your carpeting.

Owner's Maintenance: Vacuuming as needed, daily in high traffic areas. Clean as needed. Care should be taken in selecting a carpet cleaning service, when it becomes necessary, because these different fibers have very specific cleaning instructions.

We recommend a "spot" cleaner for your carpet, "Tech Stain Remover", available from Imperial Tile or hardware stores.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity and its contractors

After 1<sup>st</sup> year: No warranty

## Vinyl Floors:

To be sure you'll enjoy your floor for many years, the following care tips will help keep your floor looking its best.

We recommend you do not use "soap-based" detergents, abrasive cleaners, or "mop and shine" products. Use of these products may leave a dull film on your floor.

We recommend a rinse-free product, "Mannington Rinse Free Cleaner", available from Imperial Tile or home improvement center.

We recommend plywood panels be used to protect the floor from scuffing and tears when moving furniture and appliances.

Avoid wearing spiked heels on your vinyl floor. Heels can exert concentrated loads enough to dent the underlayment under the vinyl floor.

Your vinyl could become yellowed from common items such as ketchup, mustard, hair dye, shoe polish, plant fertilizer, pets, and more obvious, colored markers.

Irreparable damage may be caused by rubber or latex backed rugs or mats. They can cause your vinyl to discolor, usually leaving a yellow "stain". Stain removal questions should be directed to your installer.

Vinyl floor brochures are available upon request from Imperial Tile should you have questions beyond what has been covered above.

Owner's Maintenance: Maintaining proper caulking around tubs and showers and normal care of vinyl floors

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors. There is no warranty coverage for cuts, scrapes or any other damage to the vinyl floor that are not noted during your walk through orientation on the punch list.

After 1<sup>st</sup> year: No warranty

# **Plumbing**

## **Fixtures:**

The plumbing fixtures provided with your home are intended to give you lasting beauty under normal care and precautions. The porcelain finish of your fixtures, including the lavatories, will chip or scratch from contact with hard or sharp objects. Toilet seats could also chip or crack if dropped. Use discretion when flushing anything down your toilet beyond what your toilet is intended for. This will help prevent clogging the traps within the stool.

Owner's Maintenance: See owner's manuals

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: No warranty

## **Water Supply:**

**It's important you know where and how to shut off the water supply coming into your home. Be sure you verify this procedure during the walk through orientation of your home.**

Warranty during 1<sup>st</sup> year (for items installed by Celebrity): Material defects as to equipment, materials and workmanship by Celebrity or its contractors.

Warranty during 2<sup>nd</sup> year: Failure of water supply systems is covered by warranty. Leaks in any waste, vent and water piping are covered by warranty.

Warranty after 2<sup>nd</sup> year: No warranty

## **Faucets:**

Kitchen and bathroom faucet information and warranties can be found on our website under manufacturer's warranties at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## **Stools:**

As of January 1, 1994, all stools manufactured will not exceed 1.6 gallons of water per flush. We suggest you keep a plunger handy should any excess paper interfere with the flushing process. Should you encounter a plugged stool, anything determined to be other than construction debris would not be covered under warranty, and therefore a service call will be charged to you.

Owner's Maintenance: See owner's manuals

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: No warranty

## Garbage Disposal:

Proper care of garbage disposals is to include PLENTY of cold water during and after each use. Should the unit jam, there are several steps to follow:

1. **With the switch off**, check for any ungrindable material inside the unit.
2. Press the reset button and try to run the unit.
3. If it still does not move, **with the switch off**, insert the provided disposal wrench into the bottom of the disposal and free the blades. With the disposal wrench removed, again press the reset button and then the switch should start the unit.

Owner's Maintenance: Follow manufacturer's recommended care guides and usage instructions, and ensure non-disposable items are not placed in the unit.

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: Manufacturer's warranty

Refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Dishwasher and Appliances:

Your dishwasher is designed to give you many years of trouble-free service. A manual is provided at the orientation for care and maintenance.

A separate shut-off valve is located under the kitchen sink for service convenience.

We recommend Jet Dry be used to enhance spot-free drying.

As with **all** of your appliances, however, if maintenance should be required within the manufacturer's 2 year warranty period, **Contact General Electric at 1-800-626-2000 or [www.geappliances.com](http://www.geappliances.com) to schedule an appointment with a certified GE technician. You must register the service contract in your name. Upon completion of registration, you will receive your service contract with GE in the mail.** Celebrity employees are not trained or certified to work on GE appliances.

Owner's Maintenance: Follow manufacturer's recommended care guides and usage instructions.

Warranty for 2 years: **Provided by General Electric 1-800-626-2000 or [www.geappliances.com](http://www.geappliances.com)**

After first 2 years: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Water Heater:

You can save energy by dialing back the temperature setting of your water heater. A normal setting is at or near “warm”. Consult your dishwasher manual for recommended minimum temperature setting. Water heaters normally collect small quantities of scale and sediment. This can easily be removed periodically by draining the tank through the valve at the bottom of the tank.

Owner’s Maintenance: See owner’s manual

Warranty for 1<sup>st</sup> year: Material defects in equipment, materials and workmanship by Celebrity or its contractors

After 1<sup>st</sup> year: Manufacturer’s warranty, refer to manufacturer’s warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Blinds:

Budget Blinds warrants your blinds free from original defects in materials or workmanship for as long as the original purchaser owns the home. This warranty does not cover conditions or damages caused by accidents, alterations, misuse or failure to follow instructions for cleaning and maintenance. In addition, normal wear and tear is not covered by the warranty.

Warranty for 1<sup>st</sup> year: Workmanship and Material defects by Budget Blinds (402) 333-6117

After 1<sup>st</sup> year: Budget Blinds warranty only for original purchaser of home.

## Shower Doors:

Care and Cleaning of Bath Enclosures:

1. Prior to initial use, it is recommended to treat the glass on the inside of the enclosure with water repellents, such as Rain-X or Invisible Shield. This will seal the pores of the glass and promote ease of cleaning. Repeat as necessary.
2. The safest method of cleaning your bath enclosure is by washing it with clean water and drying it with a soft cloth or squeegee at least daily.
3. If soil is still present after drying, use a mild cleaner. Avoid cleaners that contain vinegar, ammonia, bleach, acid-based chemicals or abrasive or soft-abrasive powders and liquids.
4. Avoid using “leave-on” misting spray cleaners.
5. Do not use any detergent or cleaners.

Owner’s Maintenance: See Owner’s manual online

Warranty for 1<sup>st</sup> year: Manufacturer’s warranty; warranty as to workmanship (installation only) by Celebrity

After 1<sup>st</sup> year: No warranty

## Tub and Showers

Owner's Maintenance: See owner's manual online

Warranty for 1<sup>st</sup> year: Manufacturer's warranty; warranty as to workmanship (installation only) by Celebrity.

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Locks and Doors:

If a door knob becomes loose tighten the two screws for a proper fit. Don't over tighten the screws as doing so will strip the threads. To unlock the privacy locks you simply insert the key into the key hole until you can turn the door knob. With seasonal changes doors could start to rub the jambs. This problem should correct itself during the first year. Chemical cleaners should **not** be used to clean your doors as this type of cleaner could remove the finish.

Warranty for 1<sup>st</sup> year: As to locks and doors: Material defects in equipment, materials and workmanship by Celebrity or its contractors; as to doors: manufacturer's warranty.

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com).

# Electrical

Warranty during 1<sup>st</sup> year (for items installed by Celebrity): Material defects as to equipment, materials and workmanship by Celebrity or its contractors.

Warranty during 2<sup>nd</sup> year: Failure of wiring to carry its designed load is covered by warranty

Warranty after 2<sup>nd</sup> year: No warranty

## Circuit Breakers:

The wiring in your home is designed to meet building codes and safety standards. Circuit breakers are the safety devices of your electrical system. If a circuit breaker trips, it may not trip all the way in the panel. To reset it, **it must be turned off and then turned back on.**

Some common causes of the trip are:

1. Too many appliances plugged into one circuit.
2. Short circuit from defective fixture, switch, plug, or extension cord.
3. A defect in an appliance or motor.
4. If a circuit continues to trip, call your electrician.

## Protected Outlets:

To prevent injury, your **bath, kitchen, exterior outlets, sump pumps, garage door opener outlet and garage outlets** are on circuits that shut off when shorted. To reset these outlets on breakers, push the “R” button on the appropriate outlet. The device is so sensitive any bad wiring on an appliance will trip the breakers.

Frequently test these breakers by pressing the “Test” button, which should in turn trip the “Reset” button. Freezers or refrigerators should not be plugged into the protected outlets.

Please note locations of protected outlets and how to reset them during your walk-through orientation.

## Arc Fault Circuits:

This may or may not apply to the area you live in. Please inquire during your walk through.

An Arc Fault Circuit Protector protects all outlets throughout the house per electric code. Check electrical panel to reset arc fault breakers (move to off position and then proceed to on). If the breaker continues to trip, check all cords and plugs for damage.

## Light Fixtures and Fans:

Light fixtures should not be removed by anyone other than a competent electrician.

Don't tighten screws holding globes too tightly (loosen one turn) as the heat from a light can expand the glass and crack the globe. Any further questions should be directed to the supplier as noted with your orientation literature. Ceiling fans, if added at a later date, should not be mounted to a plastic electrical box due to vibration; therefore, a reinforced mounting system should be used.

Warranty during 1<sup>st</sup> year (for items installed by Celebrity or its contractors):

Material defects as to equipment, materials and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: No warranty.

## Cable TV Wiring:

The TV cable is provided in the most common locations in your home. Finishing the wall boxes with either a blank plate or TV jack plate is the responsibility of the Homeowner.

Warranty during 1<sup>st</sup> year (for items installed by Celebrity or its contractors):

Material defects as to equipment, materials and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: No warranty.

## Phone Wiring:

Telephone wiring is provided in the most common locations in your home. The interface wiring is provided for the phone company and you may need to confirm this when ordering your phone hook-up.

Warranty during 1<sup>st</sup> year (for items installed by Celebrity or its contractors):

Material defects as to equipment, materials and workmanship by Celebrity or its contractors.

After 1<sup>st</sup> year: No warranty.

## Fireplace:

The direct-vent gas fireplace is a sealed unit that utilizes outside air for combustion. Immediately after starting the fireplace, the glass front will fog over and gradually clear as the unit warms. **This condition is normal.** A circulating fan and remote control for the gas log are available from the supplier. Electrical wiring is already provided for the ease of the fan installation.

**Important:** A 12 inch clearance must be maintained from any combustible materials at the outside vent. This must include any landscape shrubs and the like. Manufacturer suggests leaving pilot light on all year to ensure proper start up.

The glass on the front of a fireplace reaches **EXTREMELY HIGH** temperatures and can cause severe burns if touched.

Surfaces around the fire—especially glass doors or panels—can stay **very hot** for long periods of time after operation has ended. Be aware that surfaces may stay warm from a lit pilot light, even if the product is not operating.

Never leave young children or pets alone when operating a fireplace. Use a firescreen (if applicable) for added safety.

**Please go to [www.lennoxhearthproducts.com](http://www.lennoxhearthproducts.com) for more safety information.**

**It is also important that operating instructions are thoroughly understood during your walk through orientation.**

Owner's Maintenance: See owner's manual online

Warranty for 1<sup>st</sup> year: Manufacturer's warranty only.

After 1<sup>st</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Heating and Air Conditioning:

The heating and air conditioning system in your new home is designed to give you many years of trouble-free service. As with any mechanical system, periodic service and maintenance is highly recommended and can be arranged at your convenience by calling the heating contractor the **Frazier Company 402-896-5900 or any other competent HVAC service provider.**

Your furnace is equipped with an external filter rack for your convenience which utilizes a commonly available filter size. To ensure optimum efficiency from your system, it is suggested that the filters be replaced every month. Not changing the furnace filters could damage the furnace system or not allow it to perform to its optimum efficiency. Remove the furnace filter cover to replace the filter. Filters can be purchased from any home improvement store or most hardware stores.

All motors in your system utilize sealed bearings and as such, require no oiling.

It is advisable to test your heating or cooling system before the weather gets extremely cold or hot. While your furnace can be operated at any time, you must not turn on your air conditioner until the outdoor temperature has been at or above **70 degrees** for three consecutive days. Under no circumstances should you operate your air conditioner in the winter or during cold periods.

Remember to treat your new heating and air conditioning system as you would any new mechanical device, such as a car. Regular servicing will assure you years of trouble-free operation.

Owner's Maintenance: Change thermostat batteries two times during the year spring and fall. Vents must be used in the unfinished areas to keep the house balanced. Closing the vent prevents the area from being climate controlled. For further maintenance see owner's manual

Warranty for 1<sup>st</sup> year: Manufacturer's warranty; Workmanship (as to installation only) by Celebrity or its contractors.

Warranty during 2<sup>nd</sup> year: Refrigerant lines leak or ductwork that is not intact or securely fastened is covered by warranty

Warranty after 2<sup>nd</sup> year: Manufacturer's warranty, refer to manufacturer's warranty at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

# **Troubleshooting**

## **Heating:**

If you have no heat, perform the following system checks:

1. Go to the thermostat and make sure the “Heat-Off-Cool” selector switch is set to “Heat”.
2. Make sure the temperature dial is set high enough to call for heat.

If you still have no heat, turn on the fan selector switch on the thermostat to the “On” position. If the furnace fan comes on and you can feel air blowing out of the registers but still have no heat, call the heating contractor.

If the furnace fan does not come on, perform the following system checks:

1. Make sure the circuit breaker at the electrical panel is “On”, reset if necessary.
2. Make sure the electrical switch on the side of the furnace is in the “On” position.
3. Open the small, square, metal box cover beside the electrical switch and check the screw-in fuse located beneath. If the fuse appears burned, replace with an identical fuse.
4. Make sure the lower of the two furnace doors is properly installed. If the lower compartment door is loose or improperly installed, the door interlock safety switch will shut off all power to the furnace.

## **Air Conditioning:**

If you have no cooling and your furnace worked properly in the heating mode, perform the following system checks:

1. Go to the thermostat and make sure the “Heat-Off-Cool” selector switch is set to “Cool”.
2. Make sure the thermostat is set low enough to call for cooling.
3. Make sure the circuit breaker at the electrical disconnect switch is in the “On” position, reset if necessary.
4. Make sure the outside electrical disconnect switch is in the “On” position and the wiring is connected between the disconnect and the unit.
5. If the indoor furnace fan runs and you have no cooling, check to see if the fan is running in the outside condensing unit.
6. If the condenser fan is not running, call your electrician.
7. If the condenser fan is running and you still have no cooling, call the heating contractor.

## Humidifier:

**We do not recommend you install a humidifier during the first year.**

If you use a portable humidifier or install a furnace-mounted unit, **do not wait for moisture to show on the windows. It will be too late. Failure to turn the dial back as directed will lead to excessive drywall cracking and moisture in the attic that hampers your insulation performance.** A good rule of thumb is “the lower the outdoor temperature, the lower the humidifier should be set”. The humidifier should be off during below 0 degree weather.

When outside temp is:	Below 0 degrees	0-20 degrees	20 degrees or higher
Reset humidity to:	off	15	25

## Dehumidifier:

If frost forms on an interior foundation wall it is considered to be weather related and not a material defect. Any apparent dampness will generally be minimal and is also not considered to be a material defect. Installing a dehumidifier will remove the moisture from the air and prevent frost from forming during the colder months.

Make sure your basement vents remain open and your furnace fan is set to “on” to keep the air moving.

We also strongly recommend you run your bath fans a minimum of 15 minutes after every shower and bath to help reduce the amount of humidity in your home.

# Seasonal Maintenance for Your Home

## Spring:

- Service the a/c to make sure it's operational once outside temps hit 70.
- Test your smoke detectors, sump pump alarm and Thermo stat. Change out the batteries (two times a year)
- Check and repair/replace any caulking cracks or caulking voids around your home and paint as needed
- Clean debris from downspouts and gutters
- Check for roof damage from storms and repair as needed
- Check for sink holes and other settlements around the yard and foundation of home and repair as needed.
- Be sure shrubs and trees are properly watered.
- Apply appropriate fertilizer and seed if needed
- Service sprinkler system if you have installed one. Test all sprinkler heads for proper coverage and to ensure there is no spray onto the foundation or siding of the home

## Summer:

- Test your smoke detectors
- Check for sink holes and other settlements around yard and foundation of home and repair as needed
- Apply appropriate fertilizer
- Adjust watering with the temperature changes

## Fall:

- Clean debris from downspouts and gutters
- Apply appropriate fertilizer and seed if needed
- Check for sink holes and other settlements around yard and foundation of home. Repair as needed.
- Service your furnace to make sure it's operational before it gets cold enough outside to need it.
- Test your smoke detectors, sump pump alarm and Thermo stat. Change out the batteries (two times a year)
- Disconnect all connections from the outside water faucets prior to freezing temperatures to avoid freezing any of the pipes and damage to the home.
- Winterize sprinkler system if one is installed
- Check the seals in your windows, overhead garage door, entry doors, etc for any that need replaced or repaired.

## Winter:

- Test your smoke detectors.
- When walks and driveways become iced over or snow packed, spread sand to help friends and family members avoid slipping. **DO NOT USE SALT OR CHEMICAL DE-ICERS!** These products will damage your concrete and void any warranty.

**The following section  
is specifically for  
Townhome & Villa  
Homeowners.**

# Townhome & Villa Homeowners

## Association:

Your new Celebrity Townhome or Villa is incorporated in a Home Owners association. The association's responsibilities include sprinkler system operation and maintenance, trash collection, lawn maintenance, snow removal, exterior painting, and architectural control. You should receive a copy of the Articles of Incorporation, By Laws, and Covenants from your sales agent prior to your walk-through.

## Board of Directors:

The representatives from Celebrity Homes act as the board of directors for your Home Owners Association. Celebrity Homes will eventually turn over control of the board to the homeowners, and a majority vote will be held to decide which homeowners will sit on the board.

## Property Manager:

A property manager is under contract to manage all day-to-day operations of your Home Owners Association. The property manager is responsible for managing contractors, dues collection, and all accounting requirements of the association. **The property manager will be your direct contact for any issues you may have regarding trash collection, sprinkler system, lawn maintenance, or snow removal.**

**Property Source**  
**6239 S 90<sup>th</sup> St**  
**Omaha, NE 68127**  
**Phone: 402-934-0074**  
**Email: [info@propertysource.org](mailto:info@propertysource.org)**  
**Website: [www.propertysource.org](http://www.propertysource.org)**  
**Fax: 402-934-0076**

# Townhome & Villa Homeowners

## Sprinkler System:

Your Home Owners Association is responsible for the maintenance and operation of all sprinkler systems. The association property manager determines when the sprinkler systems will be turned off and on as the seasons require. No action on your part is required when the system needs to be turned on or off. Your Association bears the cost of normal maintenance of all the sprinkler systems out of your association dues. If any Member's sprinkler system is damaged or requires adjustment due to actions beyond normal use, the association member will be responsible for the costs. All maintenance problems are to be communicated immediately to your property manager.

Celebrity Homes warrants the workmanship and materials of your sprinkler system for one year. This warranty does not include damage caused by homeowners, lawn mowers, or snow plows. Celebrity Homes will adjust the sprinkler system to sufficiently water your sod immediately after your sod has been laid. This is the only adjustment Celebrity will be responsible for. All further adjustment concerns should be directed to your property manager. Settling around the foundation and repair to sprinkler heads and control box is covered during the one year warranty only. More information about the sprinkler control box and the user guides can be found at [www.toro.com](http://www.toro.com)

## Architectural Changes:

The board of directors must approve any exterior changes to your townhome. Please contact the property manager for proper procedure to obtain approval.

## Exterior

### Lawn:

Sod will not be installed under decks where any part of that deck is at or below 4' above grade. Association mowing contractors cannot mow under decks this low. Homeowners will be responsible for maintaining any sod or landscaping they choose to install under the decks.

# Townhome & Villa Homeowners

## Watering Instructions for New Landscaping

ATTENTION: If your trees and shrubs were installed prior to the installation of the underground sprinkler and sod, you MUST follow these guidelines in order to aid the survivability of your plants.

### EVERY DAY UNTIL THE SPRINKLERS ARE INSTALLED:

Give each of the trees approximately 5-10 gallons of water. Your house water should output about 5 gallons of water in 45 seconds to 1 minute using a standard 5/8" hose and the faucet completely open. Try to get as much water to soak in the ground around as possible, and stop when excess water begins to run off.

Give each shrub approximately 1-2 gallons of water. It's best to use some type of container and to slowly pour water over the plant, so that more water soaks in around the plant and does not run off.

### AFTER THE SPRINKLERS ARE INSTALLED:

Your need to water at this point is almost unnecessary. The underground sprinkler system should provide adequate water for the trees and shrubs. However, you do need to still watch them for signs of stress if the weather is particularly hot and dry. Also, if your shrubs are not being hit by the sprinklers, you will need to water them at least once a week or more depending on rain and temperature. Any wilting or overall yellowing of the leaves can indicate conditions that are too dry, and you will need to water the plants extra. Be careful though, as unexpected yellowing leaves can also be an indicator of too much water. It's best to be aware of the conditions around the trees and shrubs too. If the ground seems dry all over, then it is lack of water, if it seems moist or wet, then it may be too much water.

IF YOU ARE IN A TOWNHOME WITH ONLY ONE SHRUB PLANTED ON A SLOPE, YOU WILL NEED TO CONTINUE TO WATER THIS SHRUB FOR AT LEAST ONE YEAR TO KEEP IT ALIVE.

## Warranty for Landscaping

There is a one year limited warranty on the trees and shrubs planted by the nursery Kaspar Tree Farm in your yard. All warranty claims will be handled at the discretion of the nursery. **The nursery will make a periodic check of the trees and shrubs planted in your yard and will replace dead trees and shrubs at their sole discretion.**

**Treating trees and shrubs for disease and/or insect control is the responsibility of the homeowner.** TREES AND SHRUBS THAT HAVE DIED DUE TO DISEASE AND/OR INSECTS OR BECAUSE OF OVER/UNDER WATERING ARE NOT COVERED BY THIS WARRANTY.

**Contact Kaspar Tree Farm for further information 1-402-624-2131**