

# WARRANTY MANUAL

*Cedars Construction*  
*Ridgefield, Washington*

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Welcome to your new home. This manual will provide you with information about your warranty, as well as a few pointers to keep your home in tip-top shape.



**Cedars Construction LLC**

Thank you for choosing Cedars Construction to build your new home.

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**The manufacturer’s warranty information for your home’s siding, roofing, windows, DuPont™ weatherization products, heating and cooling, and appliances can be found in the back of this binder.**

# WARRANTY INFORMATION

## WHAT'S IN THE WARRANTY

Cedars Construction has a limited one-year warranty covering workmanship and materials for your new home. Please see the details in this manual for the specific coverages.

## WARRANTY REQUESTS

**To make a warranty request, please email [warranty@romanocs.com](mailto:warranty@romanocs.com) and we'll schedule a warranty inspection for your home.**

## WARRANTY INSPECTION

Upon the Warranty Manager's receipt of the **Warranty Request Email**, a representative from Cedars Construction will contact you to schedule an inspection. If there are repair items not covered under warranty, the representative will notify you and make the appropriate comment on the warranty inspection report.

Upon completion of the inspection, please sign and date the inspection report signifying you understand the comments. After the inspection report is signed, the representative will inform the appropriate subcontractors. The subcontractors will then contact you directly to schedule service. Subcontractors are notified that all outstanding warranty work will be completed in a timely manner.

# EMERGENCY SERVICES

## EMERGENCY SERVICES ARE NEEDED WHEN:

- There is no electrical service.
- There is no heating or cooling (HVAC).
- There is no hot water.
- There is a plumbing leak.
- There is a sewer backup.

Should any of these events occur within the one year warranty timeframe, contact the emergency warranty contact at: **warranty@romanocs.com**

# WARRANTY ITEMS

## PAINT

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Cedars Construction uses high-quality interior and exterior paints, stains, varnishes, and lacquers. All products are applied in the amount conforming to the manufacturer's specifications of coverage. Regular touch-ups on the interior and exterior of the home including walls, doors, trim, thresholds, etc. are maintenance items and the responsibility of the homeowner.

## CAULKING

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All materials in your home have a certain coefficient of expansion, so different materials will expand and contract at different rates. Changes in weather, ambient temperatures, and settling can cause expansion and contraction of materials.

These forces can cause caulked seams to separate when dissimilar materials adjoin each other, such as countertops, tile areas, tubs and shower doors, or other areas where wood abuts drywall, wood doors, and baseboards. This separation of materials does not mean the job was done improperly.

- Caulked seam separation is a normal condition and it will be **repaired one time during the first year of your warranty.**

# FLOOR COVERINGS

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## **CARPETING**

Any quality problems will be inspected by the supplier for evaluation, recommendation, and resolution where manufacturer's warranty applies.

### ***EXCEPTIONS***

- Stains and/or damage not noted during Homeowner Orientation.
- Visible seams and "peaking" are inherent characteristics of any carpet installation.
- If you have light-colored carpeting, you may notice a dark line develop at doorways where doors are closed on a regular basis, such as bathrooms. This is caused by a process called "filtration" where airborne dust hits the surface of the door and fall to the carpet. Over time, this will cause a faint dark line. This is a normal situation that is not covered by your warranty, as there is little that can be done to prevent it.

## **CERAMIC**

Tile areas that crack or become loose during the first year will be replaced.

### ***EXCEPTIONS***

- Hairline cracks in grout are normal and not covered by warranty.

## **HARDWOOD**

Hardwood floors will expand and contract due to humidity changes. Loose boards will be repaired per manufacturer's suggestion.

### ***EXCEPTIONS***

- Cuts, scratches, gouges and scoring not noted during Homeowners Orientation.
- Variations in stain color due to normal grain variations in wood.
- Hollow-sounding areas are not covered under warranty because wood expands and contracts, and the flooring adhesive is formulated to do so in conjunction with the wood. This may result in hollow sounds in

certain areas. This is not indicative of poor installation, because the flooring will remain solid under normal traffic conditions.

## **CLEANING WOOD FLOORS**

Cleaning wood floors is easy. Regular maintenance includes sweeping with a soft bristle broom or dusting with a dry microfiber mop. If the floor has beveled edges, vacuum with the beater bar turned off to remove dust from between the floorboards. Clean the floors periodically with a professional wood floor cleaning product recommended by a wood flooring professional.

## **RECOMMENDED MAINTENANCE SCHEDULE**

To keep wood floors looking and performing well for generations, follow these maintenance guidelines:

**Daily:** Sweep or dust mop.

**Weekly:** Vacuum using the bare floor setting.

**Monthly:** Clean with recommended wood flooring cleaner.

There are other steps that can help maintain the beauty of wood floors:

- Do not use vinyl or tile cleaning products on wood floors. Self-polishing acrylic waxes cause wood to become slippery and appear dull quickly.
- Use throw rugs at doorways to help prevent debris from being tracked in and scratching the floor.
- Do not wet-mop or steam mop a wood floor. Water and steam can dull the finish and even damage the wood.
- Wipe up spills immediately with a slightly dampened cloth.
- Put stick-on felt protectors under the legs of furniture to prevent scuffing and scratching. Replace these often as dirt and debris can become embedded on the pad and act like sandpaper on the flooring surface.
- Avoid walking on your wood floors with sports cleats and high heels in disrepair. A 125-pound woman walking in high heels with an exposed heel nail can exert up to 8,000 pounds per square inch. This kind of impact can dent any floor surface.
- When moving heavy furniture, do not slide it over wood flooring. It is best to pick up the furniture to move it and to prevent scratches.

- For wood flooring in the kitchen, place an area rug at the kitchen sink.

Note: Individual maintenance schedules will vary depending on use, wear and tear, and lifestyle.

## DRYWALL

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As your home settles, there will be drywall cracks, loose drywall tape, nail pops, loose panels, or loose beads. These are under a limited warranty and are **repaired only ONE time during the first year**. If the drywall repairs are completed too soon, the same situation may occur again. Therefore, we recommend waiting until the eleventh month of your first year to undertake repairs. This will allow your home to sufficiently season and settle.

### *EXCEPTIONS*

Textured finishes may not be consistent throughout your home, and variations are to be expected. These are normal and not covered under your warranty.

# PATIOS, DRIVEWAYS, MASONRY, STONE, AND STEM WALLS

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The characteristics of concrete and related products make it impossible to prevent cracking in patios, driveways, walkways, stem walls, and masonry. Expansion joints have been provided to minimize such cracking. **CRACKING** is **NOT** a sign of a defect. Cracks rarely affect the structural functioning or durability of the concrete.

When replacement work is necessary, there may be distinct variations in color and shade and matching cannot be guaranteed because of the many variables involved.

The following criteria is used to determine if the repairs are necessary:

- A crack is in excess of 3/32" in width and 1/8" vertical displacement in all concrete areas, except stem walls in which cracks of 1/8" and sidewalks of 3/16" are acceptable. If cracks of 1/4" or larger occur, an evaluation must be made to determine cause and proper repair procedures.
- If the cracks in the control joints exceed 3/8" in width, Cedars Construction will inspect and determine the cause and best course of action.
- Chips and broken corners which occur during construction.
- Surface deterioration to the extent that the aggregate is exposed, or the aesthetics are destroyed under normal use and weather conditions.

## **EXCEPTIONS**

- Damage to driveways caused by parking or moving heavy equipment such as trucks, moving vans, or storing heavy materials such as mounds of landscape gravel.
- Cracks in control joints. This is normal and is what these control joints are designed for, as large expanses of concrete must have relief areas.
- "Crazing" (a network of fine random cracks, especially noticeable when surface is wet) is acceptable, unless it is excessive and covers a wide expansive area.

# CABINETS

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Misalignment of doors and drawers will be adjusted. If they cannot be adjusted to meet the acceptable criteria, they will be replaced. Scratches and chips must be noted at time of Homeowner Orientation.

## ***EXCEPTIONS***

- Due to wood being a natural product with grain variations, Cedars Construction cannot guarantee stain color or perfect matches of wood tone shades.
- It is not unusual for the color of the installed cabinets to differ from the samples shown at time of selection. Color may differ due to wood grain variations and stain lots.

## **CARE OF EXTERIOR WOOD CABINETS**

- Regular exterior cleaning requires only wiping the surface with a damp cloth and then drying. Remove oil, grease, or general soil using a clean cloth dampened with a fresh solution of mild soap and water. Rinse with a clean cloth dampened with clean water and dry thoroughly.
- Cover all nicks and scratches with a wood putty stick. Excess moisture is an enemy of any finish. Clean all spills with a clean cloth immediately.
- Avoid using harsh detergents, strong soap, abrasive cleaners, or self-polishing waxes. They could have a deteriorating effect on the finished surface.
- Avoid using your dishcloth to clean or dry cabinet exteriors; it may contain remnants of detergents and grease.
- Clean exteriors occasionally (at least every six months).
- Treat your cabinets as you would your furniture and they will reward you with long-lasting beauty.

## **CARE OF CABINET INTERIORS**

To clean simply wipe with damp cloth or sponge.

# COUNTERTOPS

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This limited warranty covers defects from factory workmanship for a period of one year. Scratches and chips must be noted at time of the Homeowners Orientation.

## QUARTZ

Maintaining your new quartz countertop is easy. Simply wash with a soft cloth and warm water, use a mild soap if desired.

## SPILLS

Sometimes spills occur and dry on the countertop. Materials that harden as they dry, such as gum, grease, nail polish, or paint etc. should be removed by gently scraping away the residue material with a blunt plastic scraper. Then the quartz surface should be cleaned with a household vinegar and water solution (always follow the manufacturer's dilution instructions) or with a non-abrasive cleaning pad (such as a white 3M Scotch-Brite®) together with a non-bleach, non-abrasive liquid household cleaner and rinsed thoroughly with clean water. Surface should be dried with a clean white paper towel or white cloth.

## RESISTANCE TO STAINS AND CHEMICALS

Quartz countertops are non-porous, so spills and stains are not absorbed into the surface, making it stain-resistant.

Permanent markers, inks, and some chemicals, solvents, or dyes may, however, cause permanent discoloration to the surface and should be avoided. Should these agents come into contact with the surface, wipe up immediately and rinse with plenty of water.

**DO NOT** expose, in use or otherwise, quartz surfaces to abrasive, strong alkaline, acid, free radicals, oxidizers, or the like (whether high, neutral, or low pH) cleaners. Avoid exposing your tops to harsh chemicals!

**DO NOT** use or expose quartz surfaces to such products including, but not limited to bleach, oven cleaners, Comet®, Soft Scrub®, SOS®, products with pumice, batteries, paint removers, furniture strippers, oil soaps, tarnish or silver cleaners, or the like. **DO NOT** use abrasive or harsh scrub pads. **DO NOT** apply any sealers, penetrants, or topical treatments to quartz surfaces

under any circumstances. Such products will wear off and cause the gloss to appear dull or inconsistent.

### **HEAT RESISTANCE**

Quartz countertops **ARE NOT** heat proof, chemical proof, or fracture proof in any form. To maintain the beauty of your quartz countertop, **DO NOT** place hot skillets or roasting pans directly onto the surface. Also, be aware of the potential damage to the surface by heat generating appliances such as electric grills or crockpots. We recommend the use of trivets and hot pads to prevent heating the top. As with any natural stone, certain exposure to heat may cause cracks due to thermal shock.

### **CUTS OR SCRATCHES**

Quartz is one of the hardest materials in nature. That's why your new quartz countertop will not easily scratch or chip. We do, however, recommend the use of a cutting board to protect the surface and avoid dulling your knives.

With a small amount of care, your quartz surface will look as great as the day you bought it for years to come.

### **GRANITE**

Your regular cleaning should be done with a mild dish soap that has been diluted with water. The solution should be applied with a cotton cloth or soft sponge. Before gently wiping down the counter, wring out the cloth or sponge so as not to compromise the highly absorbent stone (it can become discolored under standing water). Dry off the countertop to protect the granite from water damage and eliminate streaks.

### **STAIN REMOVAL**

Most of the time, stained granite countertops can be cleaned with household items that you probably already have in your pantry. No matter the source of the stain, start with baking soda. If you wish to clean a water stain, mix the baking soda with a small amount of hydrogen peroxide. For an oil-based stain, mix the baking soda with water. In either case, the mixture should generate a thick paste. Generously spread that over the stain, then cover the area with plastic wrap, taping down its edges. Leave the stain remover overnight, before rinsing and wiping down the granite.

## **CUTS OR SCRATCHES**

Slight surface scratches may be buffed with a dry 0000 steel wool. Deeper scratches and nicks in the surface of the stone should be repaired and re-polished by a professional. Dark colored granite countertops are harder than light colored granites.

## **HEAT RESISTANCE**

Granite counters are heat resistant and can withstand the heat of hot pots and pans without damage. Although your granite countertops are heat resistant, it is still recommended that you use marble or comparable trivets to avoid heat transfer. Heat transfer occurs when a hot pot or pan is left on a granite countertop. Then after moving the hot pot or pan, the counter will remain hot and can burn and scar the skin. To avoid potential injury use pot holders or trivets.

## **TILE**

Tile counters should be regularly wiped with a warm dish towel to remove any dirt or residue from daily use. Light cleaning agents are not destructive to the tile countertops installed in your home

## **STAIN REMOVAL**

Tile counters are very resistant to stains and spills if cleaned with a warm washcloth soon after the spill was made. However staining or shading of tile may occur if the spill isn't cleaned and dried in a timely manner. If staining does occur most can be remedied by scrubbing the stain with a combination of hydrogen peroxide and water. Diluted bleach can also be used as a scrubbing agent. **DO NOT** use sharp scrubbing materials on the tile counters.

## **CUTS OR SCRATCHES**

If a sharp object comes into contact with your tile countertops, cuts or scratches may occur. Some light scratches may be remedied with a little combination of warm water and dishwashing liquid. Grab a washcloth and begin scrubbing the scratches with the soap solution to remove all the light markings on the damaged tile.

## **HEAT RESISTANCE**

Tile or porcelain tile can resist higher temperatures than many other materials but they cannot be exposed to direct heat. Doing so will result in the tile cracking and/or exploding.

## **FORMICA**

Regular cleaning of Formica counters should be made with light cleaning agents or the use of a hand cloth mixed with warm water and some dishwashing liquid.

## **STAIN REMOVAL**

Your Formica counters are not only beautiful, but they're highly durable as well. When spills or stains occur on Formica counters, all that needs to be done to clean them is wiping them with a wet washcloth then drying the counter with a soft and dry towel. If staining occurs, begin by combining baking soda with warm water to make a paste. Afterwards with a washcloth or a plastic brush, begin scrubbing the paste on the spill to remove any unwanted stains.

## **CUTS OR SCRATCHES**

If your Formica counter ever inherits a scratch or cut, there are a few options to try to make the counter look new again. Formica Filler can be purchased from your local hardware store to fill in the scratches on your counter. Follow the instructions on the back of the Formica Filler container and with the use of gloves and a scrubber, begin rubbing the Formica Filler into the groove. Allow 24 hours for repair to dry.

## **HEAT RESISTANCE**

Even though your Formica counter is very durable and heat resistant enough to withstand placing a hot pot of water on the counter top, the counter should never be exposed to temps above 150F. Direct heat will destroy the counter material and will lead to the counter having to be replaced.

# ELECTRICAL SYSTEMS

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The wiring in your home meets all code requirements and safety standards, and will accommodate a number of electrical appliances. Some larger appliances may require separate circuits for operation. It is important to check the amount of electrical current required for operation of larger appliances when shopping for them or when transferring them from your previous residence. This is important because of the codes that have been implemented over recent years, such as GFCI:

## GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

- This is a safety feature installed in all electrical outlets that are located within six feet of running water (bathrooms, kitchens, laundry rooms, etc.). It is a very sensitive circuit breaker, which will trip when the appliance being used has a loss in the ground current. The GFCI provides protection in the event the appliance or its user comes into contact with water or the appliance develops an electrical short.

**CAUTION:** Do not use a GFCI outlet for a refrigerator or freezer as when the GFCI trips it will lose power to all the outlets connected to it. If adding a refrigerator or freezer to your garage it is a good idea to add a separate circuit.

## GENERAL INFORMATION

- **Circuit breakers:** You'll find these enclosed in the electrical service panel located in your garage. These switches should be all in the ON position. A circuit breaker will trip if an overload is caused by simultaneous use of too many appliances, lights, etc. Before going to the electrical service panel box, it is wise to disconnect all cords and appliances that you suspect may have caused the circuit to trip, and check for defects in the cord.

To reset the circuit breaker switch tripped to the OFF position: Push it to the extreme OFF position, then press it to the ON position. Nothing more should be necessary.

- **Switched Receptacles:** If there is not a ceiling light in the living room, family room, and bedrooms, at least one wall receptacle may be

controlled by a wall switch for use of floor or table lamps. One half of the receptacle is switched and the other half is powered at all times. If the outlet does not respond at either the top or bottom, check the circuit breaker panel and reset any tripped circuits.

**Smoke Detectors:** The smoke detectors in your home are wired with a battery backup. When you hear a chirping noise, this means the battery is low and needs to be replaced. This is considered homeowner maintenance. It is also necessary to periodically remove dust or film from the cover plate.

**IF YOU ARE IN DOUBT AS TO WHAT YOU ARE DOING, CALL A QUALIFIED, LICENSED ELECTRICAL**

# HVAC

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The warranty for your heating and cooling system covers parts and labor for one year within the limits of the manufacturer's warranty. Manual and warranty information is attached to the HVAC unit in your garage.

Your home is equipped with a high-efficiency air conditioning system. It is up to you to know how to maintain it well. To receive the maximum benefit from your system, it is important that you read the manufacturer's operating instructions, warranties, and other information provided.

Clean or replace filters frequently. Dirty filters will affect the performance and efficiency of your heat pump. Filters are usually located at the return grille or the indoor section of your unit.

## THERMOSTAT

Your home comes standard with a **TRANE XL824** thermostat. It allows you to control your heating and cooling system with any internet-enabled smartphone, tablet, or computer from anywhere in the world thanks to the built-in Nexia Bridge.

**For a video tutorial on setting up your Trane XL824, visit:**

**[www.youtube.com/watch?v=cI9QJvv9D9g](http://www.youtube.com/watch?v=cI9QJvv9D9g)**

**Or search YouTube.com for "Trane XL824 thermostat setup"**

# EXCLUSIONS

- This warranty does not include coverage of products or equipment that have their own warranties. Appliances and mechanical systems, including, but not limited to dishwasher, range/oven, microwave, disposal, water heater, furnace, air-conditioning, and smoke detectors are covered by the manufacturer's warranty and are excluded from the Builder's Warranty.
- Certain areas of liability may fall upon Cedars Construction, vendors or, subcontractors. Any warranty coverage of these supplied products, applications, or installation will be performed by the liable party according to each subcontractor's or vendor's own warranty policy.
- The one-year warranty does not apply to damage due to move in, abuse, negligence, Acts of God or Nature, or items considered to be routine maintenance.
- Cedars Construction will not be liable for any consequential or collateral damages caused by defect or failure of any warranted part of the new home.
- Cedars Construction's one-year warranty does not extend to additions or alterations made to the home by the homeowner or their agents or to any consequential or collateral damage caused by modifications, alterations, or additions.
- The Cedars Construction Warranty is transferable in the event of a sale or transfer of ownership. Appliances and mechanical systems, including, but not limited to dishwasher, range/oven, microwave, disposal, water heater, furnace, and smoke detectors may be transferable.

**APPLIANCE MANUALS ARE LOCATED IN THE BACK OF THIS BINDER**