



# Homeowners Manual

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# Welcome to Celebrity Homes Omaha!

As your new home builder, our efforts don't stop when your home is complete. Like you, we want your new home to maintain its' move-in condition for years to come. That is why we have organized this homeowner's manual to assist you with "Home Care Instructions", understanding warranty issues, and how to make a request for warranty

## Welcome Home!

*Your Friends at Celebrity Homes Omaha*



# Introduction to your New Home Warranty

Celebrity Homes has been the area's leading new home builder since 1977. And with all of that experience we are confident that your New Home has been constructed with quality trades, suppliers, and vendors. But like everything built with human hands and multiple materials, there is always the potential of post construction adjustment or material failure. The guidelines and information set forth in this homeowner's manual will help you in the process of maintaining your new home's condition.

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 homeowner maintenance responsibilities. Before moving into your New Home a series of Move-In Orientation videos had been directed to you for viewing. These videos, along with others, may be found in the Builtzer App within your Customer Toolbox ("My Documents" -> "Customer Toolbox") for continued review.

## 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 you with what to expect from the various materials used in building your home.

### Manufacturers Warranties and User Guides

Please visit our website at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com).

## 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 offered by Builders Structural Services, Inc., II, a Colorado corporation. The terms and conditions of such limited warranty, which warrants and ensures 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 Builders Structural Services Inc., II 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.

Prior to closing on your new home, we recommend you make a list of any questions you may have on the information provided so you can ask for clarification prior to closing (please direct questions to our sales representative). Once you have closed on your home, you will be registered into our award winning warranty program. Warranty concerns and requests should be addressed by website, email or mail, as noted below. **Please do not contact our sales representative with warranty concerns as they have been directed to refer you back to our warranty team.**

## Request for Service

**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. You must follow-up in writing with a warranty request within twenty-four hours once you have made the emergency call to have documentation on file.

## Method of Warranty Submittal

**Visit our Website:**

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

**Email to:**

[warranty@celebrityhomesomaha.com](mailto:warranty@celebrityhomesomaha.com)

**Mail to:**

Celebrity Homes  
ATTN: Warranty Department  
14002 L St  
Omaha, NE 68137

## Method of Warranty Submittal

- Homeowner submits Warranty Submittal (in noted method)
- Warranty Department reviews Warranty Submittal.
  - **Approved**
    - Work order is created and sent to Vendor / Supplier (a copy is sent to the homeowner)
    - Vendor / Supplier contact information will be noted on the Work Order allowing the homeowner to contact Vendor / Supplier after their initial contact.
  - **Not Approved**
    - The homeowner is notified that Warranty Submittal was not approved
- The homeowner and Celebrity Homes are notified by the Vendor / Supplier that work has been completed. (The homeowner will be asked to sign/date the work order.) The Work will then be considered complete and “closed.”
- In the event the homeowner is not home, a door tag will be placed on the front door informing the homeowner the work has been completed.

Do not ask Vendor / Supplier to relay messages to Celebrity Homes regarding other work you would like to have done in addition to initial workorder.

As to assure clear communication between homeowner and builder, all requests must be in writing and directed to Celebrity Homes as previously noted.

## Emergency Procedures:

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

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

Emergency Contact Phone: **402-896-3100 x140**

After calling into emergency contact, homeowner **must follow-up** in writing via website, email, or mail with a warranty request within twenty-four (24) hours of initial emergency call to have documentation on file.

**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.**

# Exterior

## Foundation

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

Poured Foundation walls are subject to shrinkage cracks. Frost that has formed on the foundation walls of a garage is weather related and is not a defect. Any dampness apparent will generally be very minimal and is not considered a material defect. A dehumidifier must be purchased to manage these humidity levels in your basement. These foundation walls are subject to temperature changes that may create minor shrinkage cracks that do not affect the strength of the structure and may be repaired by the homeowner to approve their appearance if so desired. These cracks are not structural and usually occur at joints, wall ties, and beam support pockets. If leakage occurs from these cracks, it is very easily repaired, externally or internally. Reinforced steel both vertically and horizontally maintain the structural integrity of the wall.

If cracks should occur above grade measuring no more than 1/4" in width, you can purchase a caulking product from any local home improvement center to fill them. Celebrity will not repair foundation cracks during the warranty period unless they are more than 1/4" in width.

**Owner's Maintenance during 1st Year:**

All cracks less than 1/4" in width must be caulked to prevent water penetration into the foundation. Proper management of humidity levels in the basement throughout the year. Condensation on interior basement walls is out of the Builders control and is not covered under warranty.

**Warranty for 1st year:**

Cracks that are larger than 1/4" in width.

**Warranty after 1st year:**

No warranty.

## Window Wells

**Owner's Maintenance during 1st Year:**

Maintaining window wells. Don't allow trash or mud build-up in window wells to occur. Window wells need to be clear of debris for proper drainage.

**Warranty after 1st 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 1st 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 1st 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 level 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 (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, if 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 during 1st Year:

Maintain the sump pump and alarm system with regular checks to ensure 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 cord is plugged into an outlet which is tied into a GFCI. You will find this GFCI in your garage located at a level of 6 feet off the floor. It will need to be checked if you have a power surge. Maintain original placement of sump pump extension pipe for proper discharge of the water into the yard. It is at the Homeowner's discretion to make further adjustments or changes to manage the discharge from this sump pump extension.

### Warranty for 1st year:

There is no warranty on the alarm. As to the sump pump, there is a warranty from installer for one year from the date of installation, and if installer's warranty has expired prior to one year from the date of closing, Celebrity will warrant the sump pump from the date of expiration of the installer's warranty to the date one year from the date of closing with the first owner. Power loss or power surge at the GFCI to the sump pump is not covered under warranty. Contact homeowners' insurance if applicable. Ground water levels are outside the Builder's control. Frequent sump pump discharging is common no matter what the weather conditions are and may change frequently. There is no warranty on the frequency of the sump pump discharging.

**Warranty after 1st year:**

After 1st year: No warranty, owners must make 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. **HEAVING / DISCOLORATION / SPALLING / SCALING / PEELING / CRACKING can be caused by elements outside the contractors' control and are not covered under your warranty.**

**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. 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 slabs. 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.

**HEAVING / DISCOLORATION / SPALLING / SCALING / PEELING / CRACKING can be caused by elements outside the contractors' control and are not covered under your warranty.** 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.

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 1st year:**

No Warranty

**HEAVING / DISCOLORATION / SPALLING / SCALING / PEELING / CRACKING can be caused by elements outside the contractors' control and are not covered under your warranty.**

This provision modifies the terms and conditions contained in the 2-10 Home Buyers Warranty and to the fullest extent allowed by law specifically excludes any coverage for exterior concrete; including but not limited to, driveways, sidewalks, patios, stoops, or stairs.

**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 1st year:**

In the event a crack in your basement floor exceeds ¼ "in width in your first-year warranty, the area will be repaired during your 1st year warranty only. In the event a crack in the garage floor exceeds 3/16" in width in your first-year warranty, the area will be repaired during your 1st year warranty only.

**HEAVING / DISCOLORATION / SPALLING / SCALING / PEELING / Cracking can be caused by elements outside the contractors' control and are not covered under your warranty**, 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.

**Warranty after 1st year:**

No Warranty

## Decks

### YellaWood® - Care and maintenance

YellaWood® lumber has the best protection against rot, fungal decay, and termite attack. However, to get the most out of your deck a regular maintenance program is necessary to minimize the effects of the weather. Whenever a project is built with treated wood and exposed to the weather, certain inherent properties of the wood become evident. Since certain characteristics are natural to wood, they are not warranted against such occurrences.

The characteristics natural to wood include:

- Checks, splitting, bowing, warping, cupping, twisting, and grain separations occur as wood is exposed to alternating cycles of wetting and drying.
- Bowing, warping, crooking, cupping, and twisting may also occur in varying degrees depending on stresses released by initial sawing of the lumber and moisture absorption.
- Color fading occurs when wood is exposed to ultraviolet rays of the sun. Freshly treated YellaWood® pressure treated wood appears only slightly greener than untreated wood. In a few weeks' time it turns tan or brown and eventually, weathers to the familiar gray color.

**Owner's Maintenance:**

Application of a weather resistant finish is highly recommended. Application of a quality, clear water repellent or semi-transparent stain that contains a water-repellant will help minimize the cycles of moisture take-up and loss the wood goes through outdoors. A Maintenance program is necessary to minimize the effects of the naturally occurring elements of the seasons.

**Warranty for 1st year:**

Structural Workmanship only: Pictures are required for any structural workmanship requests for repair. Natural characteristics (see above examples) discovered after your walk-through orientation are not covered under warranty since certain characteristics are natural to wood. Settlement of deck pads will be raised one time during your One Year Warranty period.

**Warranty after 1st year:**

No Warranty

## Sprinkler Systems

Alternate Rain has valuable information and videos available on their website at [www.alternaterain.com/info](http://www.alternaterain.com/info). Videos available include "How to Start Up Your Sprinkler System", "How to Winterize Your Sprinkler System", and "How to Program Your Control Clock". Please contact Alternate Rain with any questions or problems with the sprinkler system either by phone or text at 402-289-4019 or by email at [info@alternaterain.com](mailto:info@alternaterain.com).

**Homeowner Responsibilities:**

- Monitor initial sod growth during the first weeks of installation and reprogram your control clock according to the **sticker adhered to the wall** next to your sprinkler clock.
- Weather conditions can change often and drastically, requiring **reprogramming** the clock. Adjust your watering schedule as weather conditions dictate.
- It is **your responsibility** to adjust and maintain the sprinkler system according to weather conditions and sod age. Watering days and times must be adjusted often after initial sod installation to ensure you are not over watering, which can damage both your lawn and your neighbors' properties.
- **Celebrity Homes and Alternate Rain will not be responsible for high water bills due to watering new sod or any sprinkler line issues.**

**Notes:**

- 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 adjusted to spray away from the foundation of the home to prevent damage to exterior surfaces.

**Damaged Lines:**

- If you suspect any damaged sprinkler line, it is imperative that you **turn off the water supply** to the sprinkler system and contact Alternate Rain to make the repair. Water can be turned off by turning either one of the valve handles on the backflow preventer to be perpendicular to the pipe it is on. This will stop the water flow to the sprinkler system. **Turning off the control clock will not stop the water flow to the sprinkler lines.**

**Freezing:**

- Damage to the backflow preventer and failure to keep sprinkler lines from freezing is **NOT covered under warranty**. It is important that you monitor outside temperatures during both fall and spring. You will need to “winterize” your sprinkler per the instructions provided on Alternate Rain’s website before the first freeze in the fall.

**Owner’s Maintenance:**  
100%

**Warranty for 1st year:**  
One year. Alternate Rain will warranty the sprinkler system for one year only.

**Manufacturer’s Warranty**  
Refer to Manufacturer’s Warranties under “Links” at [www.celebrityhomesomaha.com/warranty](http://www.celebrityhomesomaha.com/warranty)

**Warranty after 1st 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 1st 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 homeowner’s insurance.

**Warranty after 1st 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 1st year:

Material defects in equipment, material and workmanship by Celebrity or its contractors.

### Warranty after 1st year:

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

## Roofing

Your asphalt shingle warranty from the manufacturer is available at [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 keeping areas over the gutters as free from heavy snow build-up as possible. Any foreign material in gutters can cause an ice build-up. Ice damming is weather related and is not covered under warranty.

### 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 1st year:

Affected shingles will be replaced during the first year if shingles are blown off by winds that are less velocity than manufacturer's standards or specs. **Storm damage is not covered by Celebrity Homes.**

### Warranty after 1st year:

Refer to Manufacturer's Warranties at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com) or [www.tamko.com](http://www.tamko.com) or [www.certainteed.com](http://www.certainteed.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:**

Always keep weep holes and tracks clean.

**Warranty for 1st year:**

Material defects in equipment, material and workmanship by Celebrity or its contractors.

**Warranty after 1st year:**

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

## Doors

Your exterior entry doors and the door to the garage have a threshold which is adjustable 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 1st year:**

Manufacturer's warranty; Warranty for workmanship (as to installation only) by Celebrity Homes.

**Warranty after 1st year:**

Refer to Manufacturer's Warranties 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 topcoat. 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 is plugged into a GFCI protected 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 have a key for your front entry door with you at all times in the event you lose power to the opener so you can still gain access into your home.

**Owner’s Maintenance:**  
Refer to owner’s manual.

**Warranty for 1st year:**  
Manufacturer’s warranty; Warranty for workmanship (as to installation only) by Celebrity Homes.

**Warranty after 1st year:**  
Refer to Manufacturer’s Warranties at [www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)

## Outside Faucets

**Owner’s Maintenance:**  
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.** 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 1st 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 Owner’s failure to maintain the plumbing system correctly or failure to maintain sufficient temperatures in the home**).

**Warranty after 1st 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 1st year:**

Material defects in equipment, materials or workmanship of Celebrity or its contractors.

**Warranty after 1st 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 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 correct product application rate.

**Owner's Maintenance:**

Water appropriately to ensure the root system becomes established, maintain your yard properly including mowing at least weekly during the growing seasons, always maintaining proper drainage to prevent water leaks or standing water.

**Warranty for 1st year:**

No warranty after owners closed on their new home. It is owner's responsibility to maintain their new yard. It is owner's responsibility to maintain their new yard.

**Warranty after 1st year:**

No Warranty

## Settlement

In addition to maintaining your sod, it is also the homeowner's responsibility to maintain a high grade around your foundation that **slopes 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 must be the type that will allow water to drain through it rather than act as a barrier which traps it. Positive drainage must always be maintained. 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 height raised next to the foundation.

The Homeowner is responsible for replacing shrubs, grass, other landscaping, pavement, sidewalks, or other improvements affected by placement of fill.

Settlement caused by Homeowner improvement is not covered under warranty.

**DURING THE FIRST YEAR, IT IS THE HOMEOWNER'S RESPONSIBILITY TO FILL AND MAINTAIN ANY SETTLEMENT LESS THAN SIX INCHES IN DEPTH. 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. It is you the owner that needs to address this problem to always ensure proper drainage.

### **Warranty for 1st year:**

Settlement will get filled one time during the first year if it has settled more than six inches. Settlement of deck pads will be raised one time during your One Year Warranty period.

### **Warranty after 1st year:**

No Warranty

## Site Drainage

Standing or ponding water, or settlement caused by changes in the grade, or placement of sod, fencing, or any other obstructions by the Homeowner are excluded from the warranty.

### **Warranty for 1st year:**

Necessary grades and swales have been established to provide proper drainage away from the home. Site drainage, under the limited warranty, is limited to grades within 10 feet and swales within 20 feet of the foundation of the home. Standing or ponding water shall not remain in these areas for a period longer than 24 hours after a rain, except in swales that drain from adjoining properties, or where a sump-pump discharges. In these areas, 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 to be considered a deficiency. No grading determination is to be made while there is frost or snow present, or when the ground is saturated.

**The contractor is not responsible for water flowing from a nearby or adjacent property. If the home has a sprinkler system installed; disregarding the contractors' watering instructions voids the warranty.**

### **Warranty after 1st 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 – 8:** Water once per week

**Weeks 9 – 13:** Water once every 2 weeks

**Weeks 14 & beyond:** Water once per month until frost and the tree is dormant.

Water in well before the ground freezes.

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 way 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, 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 a bigger killer of a tree than under-watering it, as it causes the roots of the tree to rot away. **PLEASE make sure your yard is not being over-watered by your irrigation system. Prolonged wetness will drown the tree.**

## Warranty for Trees

All trees are guaranteed for a period of **ONE** year from the date of installation. Only **ONE** replacement is allowed under this guarantee. The company that installs them, Kaspar Landscaping, LLC, provides this guarantee. **All warranty claims will be handled at the discretion of the company.**

Kaspar Landscaping, LLC will make periodic checks of the trees planted in the yards and will replace dead trees at their sole and absolute discretion.

**Exclusions to Warranty – VERY IMPORTANT!**

The guarantee is void on all material that fails to grow due to neglect, damage, or acts of nature. This guarantee is also void if the homeowner alters in any way the mulched area around the base of the tree. Alterations may include but are not limited to: adding soil to the base of the tree, adding any type of ground cover rock, constructing any type of retaining wall whether made from brick, cement, or wood, adding any additional plant material such as: annual flowers, perennials, and shrubs.

Contact Kaspar Landscaping, LLC for further information 1-402-999-1802.

**Owner's Maintenance:**

Treat trees for disease and/or insect control and ensure to neither over nor under water the trees. Trees are bug and disease free at the time of install. If the tree becomes infected after the install it is the Homeowner's responsibility to treat and care for the issue.

**Warranty for 1st year:**

Contracted company Kaspar Landscaping, LLC will monitor areas periodically and decide what trees need replacement under their discretion and at their cost.

**Warranty after 1st 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 1st 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.

**Warranty after 1st 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 expansion and contraction taking place within the walls and ceilings of the house which is normal. 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 noticeable 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's Maintenance during 1st Year:**

Repair drywall cracks after the 1st year and repainting of drywall repairs during the first year.

**Warranty for 1st 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 Homeowner's maintenance to repaint any drywall repairs.

**Warranty after 1st 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. Reduce these paint containers to the smallest 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 that can occur with total saturation of the paint with the wallpaper paste.

**Owner’s 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 through Nelson Painting at 402-331-7900.

**Warranty for 1st year:**

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

**Warranty after 1st year:**

No warranty.

## Trim Woodwork and Doors

The trim can be touched up with special paint furnished at move-in.

**Owner’s Maintenance during 1st Year:**

Touch-up as necessary. Do not use cleaning chemicals on woodwork. Doing so will lead to the paint peeling off the woodwork. Paint peeling off 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 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st 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 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st 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 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.



**Owner's Maintenance:**

Keeping drawers and doors properly adjusted and keeping proper humidity levels in the home. Regular exterior cleaning of your cabinets will keep them looking like new for years to come. Cleaning requires only wiping with a damp cloth (mild soap and water mixture) and wiping dry. Cover nicks and scratches with the touch-up kit provided at your walk-through. Avoid using harsh detergents, strong soap, abrasive cleaners, or self-polishing waxes which can all have a deteriorating effect on the cabinets' finish.

**Warranty for 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st year:**

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

## Quartz Surfaces

The following are lists of characteristics of the 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.

**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

**Warranty for 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st year:**

Refer to Manufacturer's Warranties 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' maintenance:**

Periodic touch-up of grouting and caulking.

**Warranty for 1st 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.

**Warranty after 1st year:**

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

## 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. Cleaning as needed. Care should be taken in selecting a carpet cleaning service, when it becomes necessary, because these different fibers require very specific cleaning instructions. We recommend a "spot" cleaner for your carpet- "Tech Stain Remover", available from Imperial Tile, or hardware stores.

**Warranty for 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st year:**

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

## LVP Flooring

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 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:**

Vacuuming as needed, daily in high traffic areas. Cleaning as needed. Care should be taken in selecting a carpet cleaning service, when it becomes necessary, because these different fibers require very specific cleaning instructions. We recommend a "spot" cleaner for your carpet- "Tech Stain Remover", available from Imperial Tile, or hardware stores.

**Warranty for 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st year:**

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

## 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 to prevent matter being thrown into the toilet bowls that will clog the traps within the stool.

#### **Owner's Maintenance:**

See owner's manuals

#### **Warranty for 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

#### **Warranty after 1st 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 for 1st year: (for items installed by Celebrity)**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

#### **Warranty for 2nd year: (for items installed by Celebrity)**

Failure of water supply systems is covered by warranty. Leaks in any waste, vent and water piping are covered by warranty.

#### **Warranty after 2nd year:**

No Warranty

### Faucets:

Delta faucet information and warranties can be located at 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 1st year:**

Material defects in equipment, materials and workmanship by Celebrity and its contractors.

**Warranty after 1st year:**

No Warranty

## 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 1st year:**

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

**Warranty after 1st year:**

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

## Dishwasher & 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 1-800-432-2737 or [www.geappliances.com/geac/schdl\\_rpr/](http://www.geappliances.com/geac/schdl_rpr/) to schedule an appointment with a certified GE technician. You must register the service contract in your name at [www.assurantbuildercontracts.com](http://www.assurantbuildercontracts.com) or call 1-800-428-2088. 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 1-800-626-2001 or [www.geappliances.com](http://www.geappliances.com)

**Warranty after 2 years:**

Refer to Manufacturer's Warranties 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 1st year:**

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

**Warranty after 1st year:**

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

## Blinds

Designer Blinds and Shutters 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 1st year:

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

### Warranty after 1st year:

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

## Shower Door

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.

### Warranty for 1st year:

Manufacturer's warranty; warranty as to workmanship (installation only) by Celebrity.

### Warranty after 1st year:

No Warranty



## Tub & Shower

**Owner's Maintenance:**

See owner's manual.

**Warranty for 1st year:**

Manufacturer's warranty; warranty as to workmanship (installation only) by Celebrity.

**Warranty after 1st year:**

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

## Locks & Doors

If a doorknob 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 keyhole until you can turn the doorknob. With seasonal changes doors could start to rub the jambs this problem should correct itself during the first year. Doors should not be cleaned with any chemical cleaners which could remove the finish.

**Warranty for 1st year:**

As to locks and doors: Material defects in equipment, materials and workmanship by Celebrity or its contractors; as to doors: manufacturer's warranty.

**Warranty after 1st year:**

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

## Electrical

### Warranty for 1st year: (for items installed by Celebrity)

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

### Warranty for 2nd year:

Failure of wiring to carry its designed load is covered by warranty.

### Warranty after 2nd 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.

## GFCI Protected Outlets

To prevent injury, your **bath, kitchen, dishwasher, disposal, washing machine, 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" or Reset 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 Circuit Protectors

Arc Fault Circuit Protectors are installed to protect all outlets as required by 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.

**Please also refer to the info published by Siemens mfg. on arc fault circuit interrupters located at the end of this handbook.**

## 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 for 1st year: (for items installed by Celebrity)**

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

**Warranty after 1st 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 for 1st year: (for items installed by Celebrity)**

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

**Warranty after 1st year:**

No Warranty

## Heating & 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 at 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 batteries two times during the year spring and fall. Make sure basement vents are open in the winter for proper heating. For further maintenance see owner's manual.

### **Warranty for 1st year:**

Manufacturer's warranty; warranty as to workmanship (installation only) by Celebrity.

### **Warranty for 2nd year:**

Refrigerant lines leak or ductwork that is not intact or securely fastened is covered by warranty.

### **Warranty after 1st year:**

Refer to Manufacturer's Warranties 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.

## Humidity

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

Reasonable levels of humidity in your home are healthy for you, but high levels are unhealthy for your home

If you see moisture on your windows, the humidity level is too high. Any similar cold surfaces (attic & basement walls) in your home will condense to form moisture or frost.

The following actions will help control the humidity level:

1. Turn your furnace fan to “on” (which will run continuous) if the outside temp is below 32 degrees.
2. Run your bath fans during and up to 30 minutes after a bath or shower.
3. Raise your blinds 1-2 inches up off the bottom to allow air to circulate.
4. Inspect your dryer vent exhaust flap to make sure lint is not interfering with the vent.
5. If the moisture continues on the windows, you may have to run a de-humidifier to reduce your humidity to a reasonable level.

If you use a portable humidifier after the first winter, it should be set as follows:

<b>Temperature outside</b>	Below 10 degress	10-20 degrees	20 degrees or higher
<b>Reset humidity to</b>	OFF	15	25

# Seasonal Maintenance

## 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  
Homeowners.**



# Townhome Homeowners

## Association

Your new Celebrity Townhome is incorporated in a Townhome 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 Townhomes act as the board of directors for your Townhome Owners Association. Celebrity Townhomes 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 Townhome 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.**

**Realty One Group**  
254 N 114th Street  
Omaha, NE 68154

**Phone**  
402-934-0074

**Fax**  
934-0075

**Email**  
info@rogsterling.com

# Exterior

## Sprinkler System

Your Townhome 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 Townhomes warrants the workmanship and materials of your sprinkler system for one year. This warranty does not include damage caused by homeowners, lawn mowers, or snowplows.

Celebrity Townhomes 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.rainbird.com](http://www.rainbird.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.

## 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.

## Watering Instruction 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 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.
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**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**