

## **“COMMONLY ASKED QUESTIONS”**

### **1. Why aren't all the bathroom receptacles GFI receptacles?**

All of the bathroom, kitchen, garage and exterior receptacles are on a GFI circuit. Even if the receptacle does not have a test/reset button, it is on a protected circuit. ex; exterior receptacles may be on the same circuit with the garage receptacles, etc. If there is no power at a receptacle in one of these areas, test and reset the GFI in that room if there is one. If there isn't a GFI receptacle in that room, test and reset the receptacles in the other rooms that have a GFI receptacle. If testing and resetting the GFI receptacle does not restore power, check the breaker panel in the basement for a tripped breaker. If no breakers are tripped, contact E. G. Stoltzfus, Jr., Inc.

### **2. Paint and Drywall Touch up Work**

These items are referred to in the List of Conditions Excluded from Limited Warranty. This is in the warranty packet you should have received. If you did not receive a warranty packet, please note it on your 30 Day List and we will have one mailed to you. Generally, cosmetic items are not covered and some drywall items are covered at year end. Items noted on the pre-settlement list, that may have not been completed should be listed on the 30 Day List

### **3. Erosion areas or bare spots in the lawn**

This issue is addressed in the List of Conditions Excluded from the Limited Warranty. Please remember we have no control over weather conditions, i.e. rain, drought, heavy downpours, etc. nor can we be responsible for owner maintenance. We will gladly provide you with limited quantities of topsoil and seed to do these repairs yourself.

### **4. The concrete floors in the garage and basement have developed cracks.**

These areas can develop minor cracks. These cracks are normally not

structural in nature but should be checked.

5. **The exterior water faucets do not work and they spray when being turned off.**

The faucets installed on your home are self-draining faucets. To turn them on you want to open the valve the whole way. This means you may have to turn the handle numerous times before water will start to flow. When turning the faucets off, some water will run out of the sleeve on the faucet, this is normal, it is how the faucets drain. Please remember to remove your hoses from the faucets in the winter.

## **YOUR NEW DRIVEWAY**

The following are tips on the care and use of your new driveway.

Please understand that due to varied situations, uses, care, etc. that are beyond our control, driveways are not covered by any warranty.

The liquid asphalt in blacktop needs time to harden and cure, usually 6–12 months, so your driveway will remain soft and pliable until then. You can walk on your new driveway, but keep automobile, motorcycle, etc., traffic off it for at least 3 full days, even longer in hotter temperatures.

Blacktop is scarred by automobiles starting out too fast or pulling in too quickly. Also, during the first 6–12 months damage will occur if you park in the same spot every

time. It is also especially important to never turn the steering wheel back and forth when your car is not moving.

If you will be using a jack stand or car ramps place a piece of plywood under them to distribute the weight. If you will be storing a camper or trailer for a long period of time, place a piece of plywood under the tongue jack and under each tire.

Motorcycle and bicycle kickstands, lawn chairs or high heels can create holes and depressions in your driveway, especially during the warm months.

Avoid gasoline, oil, anti-freeze, steering and transmission fluid spills and leaks. These will dilute the liquid asphalt in your blacktop. Any holes left by these spills should be filled with cold patch. Hairline cracks that may have developed over the winter due to contraction and expansion of the ground should be filled with crack filler. Either of these products can be purchased from your local building supply store.

It is advisable to seal the driveway however, sealing too soon will damage your driveway. Some professionals recommend sealing it at 12 months after paving, others suggest waiting 3 years, the time period is up to you. Since black top is naturally porous, water can seep into and through the paving. This causes deterioration, as well as ridges and upheaval due to frost and freezing. Black top is also softened and broken up by gasoline, lube oil, grease, road salts and anti-freeze which drip from cars. Sealer will protect your drive from these elements. Unprotected driveways remain porous, dry out, become rough and lose their life rapidly.

## **With a Little Bit of TLC You Can Have a Beautiful Lawn!**

Your lawn has been/will be expertly installed by a professional landscaper. If you follow the attached care instructions you can have a great looking lawn!

**Please do remember that we have no control over weather conditions, i.e., rain, downpours, drought, etc. Nor can we be responsible for required owner maintenance which consists of but is not limited to; erosion repairs, leaving black pipe on, watering, weeding and feeding, etc. Therefore, once the lawn is seeded, the care of it is in your hands.**

Some of the most important yard care instructions to follow are to water regularly and consistently every other day and to apply fertilizer four times a year. When watering, you'll want to do it early in the day or in the evening because watering during the hot afternoon sun will burn and kill your grass.