



Exterior Care

Balconies & Decks

Your new home may feature balconies and/or a deck. They require a small amount of care and are designed to last for many years. Do not install heavy equipment or nail anything to your balcony or deck or surrounding stucco walls. The hole caused by the installation could allow water to enter your home and cause damage, which is then your responsibility. In addition, the flat surface of your deck has been painted or treated with a water sealant to prevent water penetration. It will require periodic application of paint or a sealant to maintain its durability.

If your balcony or deck has a drainage system, it should be kept free of debris. This allows proper water flow from the balcony. After rain, water may stand in small puddles for a short time before evaporating. This is to be expected of any flat surface and is normal. Special care should be taken to ensure that water is not trapped under potted plants and trays on your balcony.

Consult your CC&R's and Homeowners Association before you make any structural or cosmetic changes to your balcony or deck.

Concrete

Concrete is a major structural material in your new home. It provides strength and durability for the foundation, driveway and walkways. While concrete requires minimal care, it should be kept free of accumulated dirt and debris. Oil and grease stains and standing water should be removed promptly. Concrete cleaners are available at home centers and hardware stores.

In this area, minor cracks and surface color variations in concrete are normal and unavoidable. Small cracks, which are the result of contraction and expansion of the concrete, are characteristic of concrete and do not affect its performance or durability. The driveways and walkways in your new home are designed for residential use. Do not permit large trucks and delivery vans to use your driveway.

Remove plant growth from the expansion joints when they appear. Left to grow, the roots of small plants expand and could crack or otherwise damage your concrete. If this happens, obtain patching cement from a hardware store or home center and follow the directions on the package for proper repair. Patches in concrete will vary in color from the

original material. This is normal and cannot be avoided. No correction is provided for this condition. You should maintain good drainage to protect your home's foundation and the concrete flatwork, porch, patio, driveway, garage floors and sidewalks.

Curbs

The concrete curb in front of your home is designed to carry the drainage of water away from your home. The curb and its rate of flow has been designed and approved by local building officials and in accordance with specific site conditions. It is the responsibility of each homeowner to keep the curb in front of their home clean to allow a positive flow of drainage and no standing water.

Post-Tension Slab

The concrete slab in your home may be designed with post-tension cables to add strength. If you have a post-tension slab, it will be mentioned during your New Home Tour. The cables are under very high tension and must not be cut or broken. Do not drill or cut your slab in any way. This could result in severe damage to your slab and to you! Notify the Customer Service Department if you have any questions about any post-tension devices, which may be in your new home.

Doors

The doors and doorframes in your new home are made of painted or varnished wood, fiberglass, or in some cases metal. Wood doors are subject to expansion and contraction with changes in heat and humidity. The result can be warping and sticking. This is normal and may correct itself as conditions change. You should allow your home to go through at least one dry and one damp season before you make other permanent changes.

Small cracks may also develop during a dry season and may disappear during wet, winter months. If the cracks do not disappear over time, they can be easily filled with wood putty, caulking compound or filler, obtained at your local hardware store or home center.

You can correct most sticking doors by the careful removal of small amounts of wood. In most cases, it is not necessary to remove the door. Usually, this can be done with sandpaper. Remove a small amount of wood at a time until the door no longer sticks. Use touch-up paint on the exposed wood promptly.

The hinges and locks on your doors may require lubrication from time to time for proper maintenance and to prevent squeaks. Remove the hinge pin and rub it with a graphite tube or lead pencil and then replace it. We do not recommend using oil because it accumulates dust.

Slamming

Slamming doors can damage both doors and jambs and can even cause cracking in walls. Teach children not to hang on the doorknob and swing back and forth; this works loose the hardware and causes the door to sag.

Shrinkage

Use putty, filler, or latex caulk to fill any minor separations that develop at mitered joints in door trim. Follow with painting. Panels of wood doors shrink and expand in response to changes in temperature and humidity. Touching up the paint or stain on unfinished exposed areas is your home maintenance responsibility.

Sticking

The most common cause of a sticking door is the natural expansion of lumber due to changes in humidity. When sticking is due to swelling during a damp season, do not plane the door unless it continues to stick after the weather changes.

Before planing a door because of sticking, try two other steps: first, apply either a paste wax, light coat of paraffin, or candle wax to the sticking surface; or second, tighten the screws that hold the door jamb or door frame. If planing is necessary even after these measures, use sandpaper to smooth the door and paint the sanded area to seal against moisture.

Warping

If a door warps slightly, keeping it closed as much as possible often returns it to normal.

Interior Doors

Remove finger smudges from painted or varnished interior doors by washing with warm water and a soft cloth or sponge. Dry the surface thoroughly with a soft cloth or towel. Check your interior doors frequently and use touch-up paint or varnish when necessary. These simple steps will keep your interior doors beautiful and in top condition.

If your closets feature sliding doors, keep clothes and other items away from the doors so they do not obstruct its proper operation. The roller and tracks should be greased periodically with Vaseline or other light grease.

Exterior Doors

Check the finish on your exterior doors several times a year. Doors that receive direct sunlight should be inspected more often. Use touch-up paint as needed and repaint every two years. If you notice that the finish is beginning to crack or peel, refinish the door promptly. Consult your CC&R's and Homeowners Association before you make structural or cosmetic changes to your exterior doors. Unattended, cracking and peeling will progress rapidly and destroy the surface of the door. Reposition sprinklers that spray doors and other wood surfaces. Water can severely damage wood surfaces.

Inspect the weather-stripping and thresholds on your exterior doors frequently. Weather-stripping and thresholds should form a reasonably tight seal to prevent air and water from entering. Normal contraction of wood doors can leave a small gap in the weather-stripping. This is normal. The small gap will close when the humidity increases and the door expands. Re-glue or replace rubber and synthetic weather-stripping that has worked loose. Use an appropriate commercial weather-stripping cement or glue. Do not use super glue type adhesives.

Metal weather-stripping components can become unfastened. If this happens, carefully reshape the metal to its proper position and fasten it with small nails or tacks. Replace metal weather-stripping that has been damaged beyond this simple repair procedure. Your Limited Warranty does not cover defects or damages arising from altering and/or removing weather-stripping and thresholds.

Electrical System

The electrical system in your new home was designed by professionals to comply with local, state and national building standards. It is intended for normal residential use. Any changes or additions to your electrical system can result in damage to your home and fire. We highly recommend that you consult a licensed electrician to make such changes and additions to your electrical system. Please note that a permit may be required for changes and additions to your electrical system. Changes or alterations to your original electrical system will void your Limited Warranty.

Circuit Breaker

The electrical system in your home is separated into individual units referred to as circuits. Depending upon the layout of your home and electrical codes in your area, each circuit may be designed for a room, an area of the home or a single appliance.

The circuit breaker opens the circuit when an overload or short occurs, thereby breaking the flow of electricity. It can be reset manually by moving the circuit breaker lever OFF and then to the ON position once the source of overload has been corrected.

During the New Home Tour, the Customer Service Representative will point out the location of the circuit breaker panel. There will be one master circuit breaker and several individual circuit breakers. Reset tripped circuit breakers by moving them to the OFF position and then to the ON position. In the event of a loss of electrical power in your home, follow these steps:

1. If the power loss is isolated in one area of your home and power is available in other areas of your home, it is likely that an individual circuit breaker has turned off. Unplug any appliances in the area that are without power and turn other appliances off. Check the circuit breaker and, if necessary, reset it. Plug your appliances back in.
2. If the circuit breaker fails repeatedly, you have either a short circuit in one of your appliances or a short circuit in the electrical system in your home. Do not attempt further repair. Call a licensed electrician or MBK Homes Customer Service Department if your electrical system is still covered under your Limited Warranty.
3. If electrical power is lost throughout your home, check the master circuit breaker. If the master circuit breaker has tripped, reset it.
4. If the master circuit breaker trips repeatedly, refer the problem to a licensed electrician. If the master circuit breaker has not tripped, take a look around your neighborhood. If you notice a general electrical failure in your neighborhood, call your electric company to report the problem

Ground Fault Interrupts

During your New Home Tour, the Customer Service Representative will point out the location of ground fault interrupt devices (GFI outlets). Usually, GFI outlets are located near tubs and bathroom sinks and in the kitchen and garage. These are special circuit breakers that are designed to break the flow of electricity in the event of a short circuit. This will prevent dangerous electrical shock. When this occurs, the GFI outlets must be reset according to the manufacturer's instructions. Do not plug appliances such as air conditioners and refrigerators into GFI outlets. The electrical surge that occurs when these appliances cycle will trip the GFI outlets and break the circuit.

Lighting

The lighting fixtures in your new home are designed for standard wattage bulbs. To avoid excessive heat, you should not exceed 60-watt bulbs in most enclosed fixtures.

Outlets and Switches

Convenient electrical outlets can be found in every room in your new home. Do not exceed the capacity for which the outlets were designed. Devices, which increase the capacity of electrical outlets and multiple extension cords, can cause a fire. If an electrical outlet does not have power, there are two possible explanations: (1) Some outlets are controlled by a wall switch. Plug an appliance into the outlet and turn on nearby wall switches to see if the outlet is controlled by a wall switch; (2) Check the circuit breaker. If the circuit breaker has been tripped, reset it and try the outlet again. If the circuit breaker trips repeatedly, call the Customer Service Department.

CAUTION: Small children can be injured by poking small metal objects into wall outlets. You can prevent this by installing childproof devices on all floor level electrical outlets. These devices are available in grocery stores and drug stores as well as home centers and hardware stores.

Expansion & Contraction

Changes in temperature and humidity cause all building materials to expand and contract. Dissimilar materials expand and contract at different rates. This movement results in separation between materials, particularly dissimilar ones. You will see the effects in small cracks in drywall and in paint, especially where moldings meet drywall, at mitered corners, and where tile grout meets tub or sink. While this can alarm an uninformed homeowner, it is normal.

Shrinkage of the wood members of your home is inevitable and occurs in every new home. Although this is most noticeable during the first year, it may continue beyond that time. In most cases, caulk and paint are all that you need to conceal this minor evidence of a natural phenomenon. Even though properly installed, caulking shrinks and cracks. Maintenance of caulking is your responsibility.

Exterior Finishes

The primary exterior finishes on your new home are wood and stucco. These finishes were chosen for their beauty and durability in this area. Because they are exposed to constantly changing weather conditions, the exterior finishes on your new home require routine maintenance and care. We recommend that you inspect the exterior surfaces of your home every three months.

Stucco

Stucco is a cement product that is subject to expansion and contraction in the environment in this area. Minor hairline cracks can develop in the outer layer of stucco. This is normal and does not reduce the function of the stucco in any way.

The white powdery substance that sometimes accumulates on stucco is called efflorescence. This is a natural phenomenon and cannot be prevented. In some cases, it can be removed by scrubbing with a stiff brush and strong vinegar. Consult your home center or hardware store for commercial products to remove efflorescence.

Other suggestions for maintaining the stucco on your home are:

- Avoid spraying water from irrigation or watering systems on stucco surfaces. Check the spray from your lawn and plant irrigation system frequently to make certain that water is not spraying or accumulating on stucco surfaces.
- Keep dirt a minimum of six inches from the stucco screed. Do not pour concrete or masonry over the stucco screed.
- Dirt and mud can stain stucco if not promptly removed after coming into contact. In the event dirt or mud comes in contact with the stucco finish on your home, immediately remove the material with a garden hose and soft brush. MBK Homes is not responsible for stucco staining which occurs after the New Home Tour.

Wood

Wood is found throughout your home. Because wood is a natural, porous material, it requires protection with paint if it is exposed to the elements. Inspect your exposed wood surfaces frequently. If you find cracking or peeling of the paint, sand the area and repaint it promptly. The exterior wood on your home will require repainting every two to four years.

Surfaces that receive direct sun in the morning and mid-afternoon will require more frequent repainting. Inspect these surfaces every six months. Repaint every year or as needed.

Shrinkage of wood trim occurs during the first two years or longer, depending on temperature and humidity. All

lumber is more vulnerable to shrinkage during the heating season. Maintaining a moderate and stable temperature helps to minimize the effects of shrinkage. Wood will shrink less lengthwise than across the grain. Wood shrinkage can result in separation at joints of trim pieces. You can usually correct this with caulking and touch-up painting.

Shrinkage may also cause a piece of trim to pull away from the wall. If this occurs, drive in another nail close to, but not exactly in, the existing nail hole. Fill the old nail hole with putty and touch up with paint as needed. If the base shoe (small trim between the base molding and the floor) appears to be lifting from the floor, this is probably due to slight shrinkage of the floor joists below. Again, you can correct this condition by removing the old nails and re-nailing. You may prefer to wait until after the first heating season to make any needed repairs at one time when redecorating.

Split or damaged wood, particularly on the ends of beams, should be repaired or repainted to avoid further damage. Small splits on the ends of beams are called checking. This is normal and does not affect the integrity of the beams. The natural drying of wood can result in gaps and splits in wood molding and trim parts. Nails can work loose. Reset all popped nails and reposition trim parts that have been moved by natural drying of the wood. In case of severe warping, replace the trim parts. Fill any cracks with a commercial wood filler and use touch-up paint.

Fencing

The fencing around your new home is of the type and in the location mandated by city ordinance and the approved landscaping plans. Please note that fencing around your home may vary from that in the models and from homes with different grade elevations.

If you choose to add additional fencing to your property, we urge you to employ a professional fencing contractor. It is your responsibility to locate the property lines and to have your fencing installed according to local building codes and your CC&R's. Before you install fencing, refer any questions to local building authorities and your Homeowners Association for approval of new fencing. Any fencing will need regular preventive maintenance along with the other components of your home.

Block Walls

Block walls are typically constructed on a layer of concrete called "footings". The footing has been designed to support the block wall itself and is not designed to support additions to the wall or retain soil. Any alterations to the wall should be done only after consulting a licensed contractor.

Glass Fencing

Glass fencing may have been installed around the perimeter of your home to maximize the view from your home and lot. MBK Homes makes no representation or any view or that you may install glass at a later date. The glass should be cleaned periodically, which is the responsibility of the homeowner.

Wood Fencing

Do not allow sprinklers to spray wood fences and other exterior surfaces. If you want to waterproof your fence against water penetration, your local hardware store or home center can advise you on products to use.

Wrought Iron Fencing

The fencing on your property may be made of wrought iron, an attractive material which adds beauty to your home. Wrought iron is subject to rusting if it is not maintained properly. Use touch-up paint on nicks and scratches every six months or as needed. Repaint every one to two years. Do not let water stand around the fence posts.

Garage Door Safety

Follow the manufacturer's instructions for safe and reliable operation. Do not allow anyone except the operator near the door when it is in motion. Keep hands and fingers away from all parts of the door except the handle. Do not allow children to play with or around the door.

For your safety, have a qualified specialist make any needed adjustments. The door springs are under a considerable amount of tension and require special tools and knowledge for accurate and safe servicing. Have the door inspected

by a professional garage door technician after any significant impact to the door.

Caution: Do not attempt to adjust spring tension without the proper tools and knowledge as this could result in very serious injury.

Landscaping, Draining & Grading

Your lot has been graded to drain water away from your home. The grading plan for your lot has been engineered to standards that have been established by local governmental agencies to insure proper drainage. Failure to maintain drainage can result in damage to your home, your lot and to neighboring property. Your Limited Warranty does not cover any defects or damage arising out of any alteration of the drainage plan for your lot.

The contours and features of your lot have been designed by professional landscape architects and civil engineers. Their goals were to provide an appropriate setting for your home and to give protection from water erosion and damage. The landscape designers and civil engineers use small hills and valleys - called berms and swales - to direct the water away from your home and adjacent properties. These contours must be maintained to avoid severe water damage during heavy rains. Berms, which are designed to direct the flow of water away from slopes, are especially important and must not be altered.

A system of above ground or underground drainage facilities may be provided in some lots. On these lots, a drainage swale or a dedicated grating is provided to accept the water run-off. The swale or grating must be kept free of debris so that the flow of water is not impeded. Check these areas monthly.

Any changes to the grading of your lot can result in substantial water damage to your property as well as neighboring property. Natural settling can change the original grading. It is your responsibility to maintain the original grading of your lot and to preserve good drainage. Your Limited Warranty does not cover any defects or damages arising out of any changes to the grading or drainage features.

Landscaping can change the grading of your lot. We suggest that you consult a professional landscape contractor when the time comes to landscape your lot. Provide ample room for growth between plants and your home. The ground next to your home should always slope away to prevent standing water. If water is allowed to stand or pool next to your home, damage to the foundation and plantings will result. The water also could seep into your home and damage the interior and furnishings.

Observe the flow of irrigation water after each planting. If you notice pooling water or excessive flows in one area, construct drainage features to direct the flow of water. Consult with a landscape contractor before such drainage features are begun. Always keep drains free of debris, leaves and lawn clippings.

To conserve water, use a drip irrigation system. These systems concentrate a small amount of water directly to the root of the plant where it provides the most nourishment. The amount of water used is significantly less. For further conservation of one of southern California's most precious resources, water, we urge you to use drought resistant or drought tolerant plants. Your landscape professional can provide advice on plant selection, watering needs and proper placement in your yard.

If your landscaping projects require that additional soil be added to your lot, be especially careful that the drainage is not altered significantly. Keep the surface of the soil at least six inches below the level of the stucco screed. This will assist in preventing wood rot and termites.

In addition, other changes and additions can alter the drainage of your lot and cause water damage. These changes include walkways, patios, spas, pools, fences, walls, planters and play structures. Before you make any changes or additions to your lot or the structures on your lot, give careful consideration to the effect the changes will have on drainage. If you have any questions, consult a professional before you begin the project.

Flowerbeds can significantly change drainage patterns. We suggest that you consult a professional landscape contractor before you dig flowerbeds. In any case, keep plantings in flowerbeds a minimum of two to three feet from

foundation. This will prevent excessive water from collecting at the base of the foundation. Many gardening books have plans for constructing flowerbeds that will enhance the beauty of your home and promote the proper drainage of irrigation and rainwater.

Please consider that any changes you make in the grading and drainage of your lot could affect neighboring properties. Damages to your property and to neighboring property arising from changes you make in the grading and drainage of your lot will be your responsibility.

Please contact MBK Homes if you have questions about the drainage on your lot.

Lock & Keys

It is a good idea to keep duplicate keys for the bathrooms and other locking doors. Children may accidentally lock themselves into a room and be unable to work the lock. You may find that some interior locks can be opened with a small screwdriver or knife blade.

Locks

Lubricate door locks with graphite or other waterproof lubricant. Avoid oil, as it will gum up.

Keys

Keep a duplicate privacy lock key where children cannot reach it in the event a youngster locks him or herself in a room. The top edge of the door casing is often used as a place to keep the key. A small screwdriver or similarly shaped device can open some types of privacy locks.

Patios and Patio Covers

Patios, covers and other structures that you add to your home after your New Home Tour will not be covered by your Limited Warranty. Before you begin any addition to your home, we suggest that you review your CC&R's and consult with your Homeowners Association and local building officials. This is to make certain that your plans are in compliance with state and local building codes and the CC&R's. It is likely that building permits will be required. A licensed contractor is best qualified to perform this work.

Pests

Our warm, southern California climate makes this an ideal home for many unwanted pests. If your yard includes slopes, you may find that gophers, ground squirrels, mice and other burrowing animals are present. Unfortunately, these animals can wreak havoc with slopes by creating tunnels or burrows. These burrows, while only a few inches in diameter, allow soil erosion to begin deep in your slope. During a rain or with the use of irrigation, water will enter the burrow and carry loose soil away. Over time, the burrow can enlarge and collapse, damaging your slope. It is important that a professional pest control expert be contacted for proper removal of burrowing animals.

Termites may also invade your home. Because it is not easy to tell if termites are present in your home, you should consider having professional termite inspectors inspect your home periodically.

During construction of nearby neighborhoods, other animals and insects may attempt to invade your home. Typically, these are mice, ants, birds, bees and snakes. We are not responsible for removal of these animals and/or insects.

Roofs

The roofing material on your new home can be made of tile or other materials. Tile is extremely durable. A tile roof affords the maximum protection against fire and adds beauty and quality to your home.

Access to your roof is not necessary under normal conditions. Do not walk on the tile roof of your home. The weight of a person can easily break the tiles and destroy the masonry seals on the roof. Leaking may occur and costly repairs could be necessary. If access to your roof is required, call a professional roofing contractor for advice and

assistance.

Remove fallen limbs and other debris from your roof promptly. If large limbs have fallen onto your roof, inspect the nearby tiles for signs of damage. Repairs should be made by a professional roofing contractor.

Rain gutters or downspouts which have been installed on your home, if any, should be kept free of debris such as leaves, twigs and litter. Inspect the gutters and down spouts twice each year and after each heavy rain or windstorm. Remove debris promptly. Down spouts should be directed so that erosion of the soil is prevented.

Swimming Pools

If you choose to have a pool or spa installed, we suggest that you give careful consideration to the eventual drainage problems that could be created. See the section titled "Landscaping, Draining and Grading". Your swimming pool contractor can assist you in deciding the best location for the pool or spa and if new drainage features are needed.



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