STRUCTURE (INTERIOR)

WINDOWS

Energy efficient vinyl casement windows have been installed in your Unit. The windows are “double hung”: each sash will move up and down and can be tipped in, or removed, for easy cleaning. The upper pane comes equipped with a “stop”, which allows the window to be open, but prevents it being opened more than a few inches. The stop opens/closes easily.

Windows come with a 5 year warranty from the manufacturer. A Copy of this warranty is included in Appendix VI, Structural Warranties.

FLOORS

Each Unit comes with an owner selected combination of Hardwood, Ceramic Tile, and Carpeted floors. Each type of flooring has its own characteristics and maintenance requirements.

Hardwood

Hardwood for your floor is finished in the factory and assembled in your home. In manufacture, the floor is coated for wear resistance and receives ten separate coats of finish. A few of the boards at the outer edge of the floor will have nail holes that are filled with a “matching” putty (the color will be close to the color of the floor, but will never be a “perfect” color match.)

The hardwood floor is susceptible to scratching, particularly when you move in. All furniture set directly on a hardwood floor should have felt pads on its feet. Felt pads should be replaced every 6-12 months, dependent on wear.

Maintenance:
1. Periodically sweep up dust/dirt to prevent scratches.
2. Wipe up fluid spills to prevent stains.
3. Periodically use a dust mop to clean.
4. A floor polish may be used from time to time to refresh the finish.
5. A “Swiffer Wet Jet” is recommended for regular cleaning.

Hardwood flooring comes with a minimum 10 year limited warranty from the manufacturer. A copy of the Hardwood Warranty is included in Appendix V, Flooring Warranties.

Ceramic Tile

Ceramic Tile is manufactured in a factory and installed in your unit. It is manufactured in “Dye Lots”. Only other tile from the same Dye Lot will provide an exact color match.
Note: Once you take possession of your new home, the manufacturer recommends that you seal all grout with a commercially available sealer (any hardware store.) This prevents staining of the grout.

Maintenance:
1. Wipe up any spills
2. Periodically clean with white vinegar (1 part white vinegar, 5 parts water).
3. A "Swiffer Wet Jet" is recommended for regular cleaning.

Ceramic Tile comes with a limited lifetime warranty from the manufacturer. A copy of the Ceramic Tile Warranty is included in Appendix V, Flooring Warranties.

Carpet

Carpet is purchased from the manufacturer in either 12 foot wide or 15 foot wide strips by the Flooring Contractor. Keystone accepts some additional waste (typically left in the Unit at Closing) to minimize the number of seams in the carpet). The carpet is brought to the Unit and installed in one or two days.

Maintenance:
1. Vacuum initially.
2. Vacuum as needed.
3. Consider professional "Steam Cleaning" every 1-2 years, based on wear/use.

Carpeting comes with a limited warranties from the Manufacturer and Installer. A copy of the Carpet Warranty is included in Appendix V, Flooring Warranties.

LIGHT FIXTURES

All light fixtures are tested prior to occupancy. Replacement bulbs for all lights installed in your unit can be purchased at any hardware store and at many other stores.

FANS

Owner supplied fans are installed in a number of units. In general, the builder has installed one wall switch to control the light fixture and a second wall switch to control the fan. Fan speed and direction of rotation must be controlled at the fan housing. Most Fans come with Owner’s Manuals and Warranties.
STRUCTURE (EXTERIOR)

ROOF

The Roof is shingled with fiber glass shingles for extended life. No maintenance is required.

Shingles come with a warranty from the manufacturer. A Copy of this warranty is included in Appendix VI, Structural Warranties.

VINYL SIDING

The Exterior is sided with Vinyl Siding. Siding may be washed as needed: do not use abrasive cleaners or abrasive tools.

Vinyl Siding comes with a lifetime warranty from the manufacturer. A Copy of this warranty is included in Appendix VI, Structural Warranties.

GARAGE DOOR

Your Unit is equipped with an automatic, insulated garage door. The door comes equipped with a mechanical lock, located at either side on the interior of the garage. To “lock” the door, slide the lock into the rail. In this position the door cannot be opened.

The Garage Door comes with a warranty from the manufacturer. The Warranty is on file with both the Homeowner’s Association and Keystone Development Corporation.

Each Garage Door is equipped with an electrical garage door opener, which plugs into an electrical receptacle in the ceiling of the garage. The opener may be activated with one of the following:

1. Wall mounted push button
2. Hand held unit (1 car garage is issued 1; 2 car garage is issued 2)
3. Wall mounted exterior keyless entry (optional)

The Garage Door Opener comes with Owner’s Manual and Warranty. The garage door also has a 10 year performance warranty. A Copy of this warranty is included in Appendix VI, Structural Warranties. For service or warranty claims on Garage Doors, contact Overhead Door, Inc. in Worcester (508-791-3912) directly.

SUN ROOM (Optional)

The Sun Room is constructed as a “3 Season Room”. It is not heated and not normally used in Winter. The Sun Room is covered by Keystone’s Limited Warranty. (See Appendix VII.)