PARADIME CONSTRUCTION INC.

HOME MAINTENANCE MANUAL

Address:_____Lot 35 - Pilgrim Point_____

PO Box 5892, Columbia, SC 29250

803.600.4237

Utility and Community Information

Gas and Electric - SCE&G - www.sceg.com - 803-799-9000

SCE&G offer programs to receive your energy from renewable resources.

Water - City of West Columbia - www.westcolumbiasc.gov - 803-791-1880

Sewer - City of Lexington - www.lexsc.com - 803-359-4164

Recycling - Lexington County - www.lex-co.com - 803-755-3325

Trash Collection - City of Lexington - www.lexsc.com - 803-359-1027

Cable TV - Time Warner Cable - www.twcsc.com - 866-892-7201

Newspaper - The State - www.thestate.com

Warranty Information

Warranty Company - 2-10 Home Buyers Warranty - www.2-10.com
Please contact Paradime Construction, Inc. with any warranty items.
2-10 Home Buyers Warranty is available if Paradime Construction, Inc. cannot provide service.

Mechanical Contractor Information
Electric - ACL Communications (Andrew) - 803-309-0970
Plumbing - Branham Plumbing, LLC - 803-788-3989
HVAC - Branham and Buck Heating and Air, LLC - 803-788-7797
Roofing - Billy Lee Roofing - 803-206-3058

Energy and Water Conservation

Heating and Cooling
- Maintain all your home's systems in clean and good working order to prevent inconvenience and maximum efficiency
- Arrange for a professional to service heat and air conditioning systems a minimum of once every 2 years
- Keep filters clean or replace them regularly
- Learn how to use your day/night thermostat for comfort and efficient energy use
- During cold days, open window coverings to allow the sun to warm your home
- Close them when sun begins to set
- During the winter, humidifying the air in your home allows the air to retain more heat and is a general health benefit
-Ceiling fans cost little to operate and the moving air allows you to feel comfortable at temperatures several degrees higher
- On hot days, close all windows and the window coverings on windows facing the sun to minimize solar heating and reduce demands on your air conditioner
- Keep garage doors closed

Water and Water Heater
- Set the water heater at 120 degrees
- Correct plumbing leaks, running toilets, or dripping faucets ASAP
- Keep aerators clean

Appliances
- In selecting your home's appliances, compare the information on the (yellow and black) Energy Guide sticker
- use cold water when operating your disposal , this not only saves hot water you pay to heat, it preserves the disposal motor
- When baking, preheat your oven just 5 minutes before you use it
- When possible, bake several items at the same time or at least consecutively
- Turn the oven off a few minutes before baking time is done
- Microwave rather than using the range when possible, especially during hot weather
- Run the dishwasher when it has a full load and use the air-dry cycle
- Avoid regular use of the rinse and hold cycle
- Turn electric burners off a few minutes before cooking is complete
- Refrigerators with the freezer on top generally use significantly less energy than side-by-side models
- Select an appropriate size for your needs
- Two small refrigerators use more energy than one large one

Electrical
- Use compact fluorescent bulbs or fluorescent tubes where possible
- Incandescent bulbs are the least efficient source of light
- Turn lights and other electric items of when you finish using them or leave the room

Maintenance

- Caulk in dry weather when temperatures are moderate: foundation penetrations, around fans and vents, joints between door or window frames and siding
- Check weather stripping on all exterior doors and adjust as needed
- Ensure that door thresholds are a good fit - most are adjustable
- After any activity in the attic, check that the insulation is evenly distributed

Green Building Systems

- This site avoided environmentally sensitive areas
- The site development had a goal oriented team
- This plan was an efficient floor plan that maintained the home's function
- Used advanced framing techniques
- Detailed framing plans and material takeoffs
- Used materials that did not need to be finished - Hardwood, Brick, Tile
- Used a pre-manufactured floor system - 3 of the 4 exterior doors open to covered area
- The grading diverts surface water away from the home
- Continuous physical termite barrier
- Water resistant barrier behind veneer
- Flashing details on all plans
- This house was verified by a third party on energy efficiency
- Energy Star water conserving appliances were installed
- Installed water heating with outside source for air
- Garage is completely separate from living area
- Masked HVAC ducts during construction
- Installed a moisture resistant backer board under tiles in wet areas
- Installed a vapor barrier directly under crawl space
- Protected moisture sensitive material by doing - just in time delivery
- No plumbing supply lines are in exterior walls
- Provided a homeowner manual on the use and care of the home

Importance of Green Home Maintenance

Careful consideration what taken in the construction of this green home but proper maintenance is key to keeping this home green. Here is a list of some of the items you should keep in mind as your home matures.

Molding Separation - In the first year of a home the materials experience the extreme temperatures of summer and winter. It goes through dry and moist days. The material the home was constructed with contains a certain amount of moisture that is lost over time. Will all of these factors to deal with some of the material will shift and move. This will create cracks in the caulking and need to be repaired for aesthetic reasons but also green reasons.

Openings Sealed - Always make sure that the doors and windows are closed fully after use. Make sure that the weather stripping is functioning properly. Over time they may get abused and not function and must be replaced to maintain the building envelope.

Crawl Space Moisture - Check your crawl space a couple times a year to make sure that there are no changes in conditioned that need to be addressed.

Compact Fluorescent Light Bulbs - Recycle old fluorescent light bulbs - do not throw them away. They contain mercury that needs to be handled in the proper manner.

HVAC System - Have your system looked examined by a professional at least once every 2 years. Making sure your system if performing at the proper efficiency will make sure you are not using more energy than you need.

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EQUAL HOUSING OPPORTUNITY

www.ParadimeConstruction.com