



## Warranty Service Summary

The many details of warranty coverage can be confusing. We hope this summary of key points will help. If you do not know whom to contact, fax our warranty number below and we will guide you.

### Warranty Hours

- ▶ Inspection appointments: Monday through Friday, 7:00 a.m. until 4:00 p.m.
- ▶ Work appointments: Monday through Friday, 9:00 a.m. until 4:00 p.m.

### Appliances

Contact the manufacturer directly with model and serial number, closing date, and description of problem. Refer to your Appliance Service information sheet.

### Emergency

First, check the troubleshooting tips under several individual headings in this manual. If those tips do not solve the problem, during our business hours (Monday through Friday, 8:00 a.m. until 5:00 p.m.), call our warranty office:

- **RTD PLUMBING:** **713-466-5000**
- **LONE STAR AIR:** **281-355-8485**
- **CORNERSTONE ELECTRIC:** **281-357-5445**

After business hours or on weekends or holidays, contact the trade or appropriate utility company directly using the emergency numbers you receive at your orientation.

### Nonemergency

Mail, fax, e-mail, or drop off your list of items at our warranty office. You will find warranty service request forms at the end of this manual or you can request copies by calling our office.

Phone (281) 509-1277  
Fax (713) 456-2246  
[mp@fairmonthomes.net](mailto:mp@fairmonthomes.net)

Fairmont Homes LP  
2910 Commercial Ctr. #103-203  
Katy, TX 77494

### Storm Damage or Other Natural Disaster

Contact your homeowner's insurance agent immediately. Contain damage as much as possible without endangering yourself. In extreme situations, photograph the damage.



# Air Conditioning

## Homeowner Use and Maintenance Guidelines

Air conditioning can greatly enhance the comfort of your home, but if it is used improperly or inefficiently, wasted energy and frustration will result. These hints and suggestions are provided to help you maximize your air conditioning system.

Your air conditioning system is a whole-house system. The air conditioning unit is the mechanism that produces cooler air. The air conditioning system involves everything inside your home including, for example, drapes, blinds, and windows.

Your home air conditioning is a closed system, which means that the interior air is continually recycled and cooled until the desired air temperature is reached. Warm outside air disrupts the system and makes cooling impossible. Therefore, you should keep all windows closed. The heat from the sun shining through windows with open drapes is intense enough to overcome the cooling effect of the air conditioning unit. For best results, close the drapes on these windows.

Time is very important in your expectations of an air conditioning system. Unlike a light bulb, which reacts instantly when you turn on a switch, the air conditioning unit only begins a process when you set the thermostat.

For example, if you come home at 6:00 p.m. when the temperature has reached 90 degrees F and set your thermostat to 75 degrees, the air conditioning unit will begin cooling, but will take much longer to reach the desired temperature. During the whole day, the sun has been heating not only the air in the house, but the walls, the carpet, and the furniture. At 6:00 p.m. the air conditioning unit starts cooling the air, but the walls, carpet, and furniture release heat and nullify this cooling. By the time the air conditioning unit has cooled the walls, carpet, and furniture, you may well have lost patience.

If evening cooling is your primary goal, set the thermostat at a moderate temperature in the morning while the house is cooler, allowing the system to maintain the cooler temperature. The temperature setting may then be lowered slightly when you arrive home, with better results. Once the system is operating, setting the thermostat at 60 degrees will *not* cool the home any faster and can result in the unit freezing up and not performing at all. Extended use under these conditions can damage the unit.

### *Adjust Vents*

Maximize air flow to occupied parts of your home by adjusting the vents. Likewise, when the seasons change, readjust them for comfortable heating.

### ***Compressor Level***

Maintain the air conditioning compressor in a level position to prevent inefficient operation and damage to the equipment.

*See also Grading and Drainage.*

### ***Humidifier***

If a humidifier is installed on the furnace system, turn it off when you use the air conditioning; otherwise, the additional moisture can cause a freeze-up of the cooling system.

### ***Manufacturer's Instructions***

The manufacturer's manual specifies maintenance for the condenser. Review and follow these points carefully. Since the air conditioning system is combined with the heating system, follow the maintenance instructions for your furnace as part of maintaining your air conditioning system.

### ***Temperature Variations***

Temperatures may vary from room to room by several degrees Fahrenheit. This is due to such variables as floor plan, orientation of the home on the lot, type and use of window coverings, and traffic through the home.

### **Troubleshooting Tips: No Air Conditioning**

Before calling for service, check to confirm that the:

- ▶ Thermostat is set to "cool" and the temperature is set below the room temperature.
- ▶ Blower panel cover is installed correctly for the furnace blower (fan) to operate. Similar to the way a clothes dryer door operates, this panel pushes in a button that lets the fan motor know it is safe to come on. If that button is not pushed in, the furnace will not operate.
- ▶ Air conditioner and furnace breakers on the main electrical panel are on. (Remember if a breaker trips you must turn it from the tripped position to the off position before you can turn it back on.)
- ▶ 220 switch on the outside wall near the air conditioner is on.
- ▶ Switch on the side of the furnace is on.
- ▶ Fuse in furnace is good. (See manufacturer literature for size and location.)
- ▶ Filter is clean to allow air flow.
- ▶ Vents in individual rooms are open.
- ▶ Air returns are unobstructed.
- ▶ Air conditioner has not frozen from overuse.



## Warranty Service Request

For your protection and to allow efficient operations, our warranty service system is based on your written report of non-emergency items. Please use this form to notify us of warranty items. Fax to 713.456-2246. Service appointments are available from 7:00 a.m. to 4:00 p.m., Monday through Friday. The appropriate superintendent will contact you with in 24 hours of receipt of this form. *Thank you for your cooperation.*

Name _____	Date _____
Address _____	Community _____
Ph (Home) _____	Lot # _____
Ph (Work) _____	Plan _____
Ph (Work) _____	Closing Date _____

<i>Location</i>	<i>Service Requested</i>	<i>Service Action*</i>		
		Warranty	Courtesy	Maintenance

\*Warranty or Courtesy indicates a Fairmont Homes LP responsibility. Maintenance indicates a homeowner responsibility.

*Comment:* \_\_\_\_\_  
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