



PROMULGATED BY THE TEXAS ASSOCIATION OF BUILDERS (TAB)
NOTICE REGARDING HEATING AND COOLING EQUIPMENT
(For Use With Completed Homes Constructed On The Builder's Property)

CONCERNING THE PROPERTY AT

(Street Address and City)

Humidity conditions vary greatly throughout all of the different cities, towns, areas and communities located in and around Texas. Some areas, such as that where the subject home is or will be constructed, have high levels of humidity throughout any given year. Failure to properly maintain and operate heating and cooling equipment may result in increased mold growth in various components of the home. This notice is not a complete statement of the proper operation of the heating and cooling systems but it is a general guide to help prevent mold growth and maintain your warranty with the manufacturer.

It is important to continually service the heating and cooling equipment by:

- Frequent cleaning of HVAC registers and returns;
- Replacement of all filters in accordance with manufacturer recommendations;
- Every six (6) months, use a funnel and pour a half a gallon of bleach down the HVAC drain line in the attic; and
- Retain a licensed HVAC professional to inspect and routinely maintain the components of your HVAC system.

It is important to not operate the heating and cooling equipment in a manner outside of the design criteria. Please carefully read the manufacturer's recommendations for operating the heating and cooling equipment particular to the Property. The Air Conditioning Contractors of America and The American Society of Heating, Refrigerating and Air-Conditioning Engineers promulgate design standards for heating and cooling equipment, which often provides that cooling equipment is designed to cool a home to 74° Fahrenheit under certain conditions. To help mitigate excess relative humidity in the conditioned space and for energy savings, manufacturers recommend (1) that the system not be completely deactivated for prolonged periods of time and (2) to not set the thermostat to cool lower than 74° Fahrenheit in hotter months.

THE FOREGOING LIST CONSTITUTES NOTHING MORE THAN SUGGESTIONS TO KEEP IN MIND WITH RESPECT TO YOUR NEW HOME, AND IS NOT A WARRANTY, REPRESENTATION, OR ADVICE OF ANY KIND. IT IS RECOMMENDED THAT YOU ENGAGE LICENSED AND COMPETENT PROFESSIONALS TO CONSULT WITH YOU REGARDING THE OPERATION OF THE SYSTEMS. THIS NOTICE DOES NOT MODIFY ANY WARRANTY AND/OR PERFORMANCE STANDARD OR THE TERMS AND CONDITIONS OF THE EXPRESS LIMITED HOME WARRANTY.

Executed on _____, 20_____.

Owner

Owner

Builder: _____

By: _____

Printed Name: _____

Title: _____