

# **EXPRESS LIMITED**

## **WARRANTY PERFORMANCE STANDARDS**

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## AIR CONDITIONING & HEATING

### A.

The air conditioning (if applicable) and heating equipment was installed by the HVAC (Heating, Ventilating and Air Conditioning) Contractor listed in the Emergency Number section of your Homeowner's Manual.

***It is important to read the Manufacturers' Service Manuals, operating instructions, maintenance guidelines, warranties and energy-saving recommendations. Where appropriate, fill out and mail the manufacturer Warranty Registration Cards as instructed. Failure to do so may void all warranties.***

*The following guidelines apply to the heating and air conditioning system. Guidelines specific to air filters, thermostats and the air distribution system are contained in their respective descriptions.*

1. A heating or air conditioning problem caused by defective workmanship or equipment will be inspected and corrected to meet the manufacturer's installation and product specifications.
2. Unless served by a separate unit, rooms on second floors may vary by five to ten degrees from rooms on the first floor where the thermostat is located.
3. A clogged condensation line caused by defective workmanship will be corrected by removing the clog.

***Caution:*** Any addition, alteration or modification to the original heating, venting or air conditioning system installation, unless performed by the original HVAC Contractor, will void all applicable warranties.

***Manufacturer Warranties:*** The air conditioning, gas heating or heat pump equipment installed in your home is protected by Manufacturer Warranties that may extend beyond your one year coverage.

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## APPLIANCES

Your home is equipped with a variety of appliances, and may include; an electric or gas oven and cooktop, microwave oven, convection oven, range hood, dishwasher or garbage disposal.

At move-in time, test all appliances for proper operation. ***Fill out and mail in product registration cards.*** Review the Manufacturers' Product Manuals for operation and maintenance instructions. File the manuals in a convenient location for future reference.

Many manufacturers offer a toll-free 800-Hotline service to answer questions about appliance problems and operation. For future reference, you may want to consider recording these numbers in your Homeowner's Service Directory. All appliance service requests should be called in directly to the manufacturer first.

For appliance repair protection that extends beyond the manufacturer's warranty period, you may want to consider a service contract with the manufacturer if available.

If you purchase your own appliances, such as refrigerators, washing machine and dryer, carefully measure existing appliance openings to ensure proper fit. Check the doorway widths to the final appliance location to ensure that you will be able to move the appliance through the area.

***Caution:*** Any electrical or plumbing addition, alteration or modification to the original appliance installation will void all applicable warranties. (Note: For your protection, when making any of the above changes be sure to use a Licensed and Bonded State Contractor.)

***Manufacturer Warranties:*** The appliances installed in your home are protected by Manufacturer Warranties. Should you experience warranty-protected problems, please contact the appropriate manufacturer.

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## ATTIC

The attic space in your home, located immediately below the roof, is constructed with a truss and joist system.

***Caution:** Ceiling joists should not be cut to install attic stairs, attic fans or for any other reason. This can structurally damage the integrity of the home and will void any coverage under the Warranty.*

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## **BATHROOMS**

### **A. CERAMIC TILE WALLS**

The ceramic tiles in your bathroom are easy to maintain and impervious to water. The seams and joints are not waterproof and require proper maintenance to prevent water seepage and damage of materials adjacent to and underneath the tile.

Cracks in the caulking joints between tile and tub, in the shower stall corners and at the floor, are caused by the high degree of moisture present in every bathroom, as well as from the normal shrinkage of caulking material. Separation between the tub and wall tile is caused by the natural drying of the wood framed components of your home and by the weight of the tub when filled with water.

#### **ONE YEAR COVERAGE**

1. A cracked ceramic wall tile will be replaced if caused by structural movement and will not be replaced if caused by homeowner abuse or negligence.
2. A loose ceramic wall tile will be re-secured by removing and replacing the thinset, re-positioning the tile and then re-grouting in excess of ¼ inch.
3. A crack or void in the grouting of ceramic tile will be re-grouted one time if noted on the original walk through.

***Buyer Walk Through List:*** Carefully examine all ceramic wall tile during the Buyer Walk Through. Scratches and chips in tile will not be repaired after occupancy unless specifically noted on the Buyer Walk Through.

***Ceramic Tile Repair Note:*** We cannot ensure that ceramic tile repairs requiring new material will match the color of the existing tile material or colored grouting. Color variations are normal.

### **B. MIRRORS**

#### **ONE YEAR COVERAGE**

A mirror that loses any of its silver backing will be replaced.

***Buyer Walk Through List:*** Carefully examine all mirrors during your Buyer Walk Through for scratches, chips, cracks and flaws. Mirrors will not be replaced after occupancy unless specifically noted on the Buyer Walk Through.

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## CABINETS

The cabinets in your home have been selected for their attractive appearance, usefulness and ease of maintenance. By following a few basic REQUIREMENTS, your cabinets will remain serviceable and attractive.

### ONE YEAR COVERAGE

1. Cabinet door warping can be repaired by adjusting the hinges.
2. A cabinet drawer that does not fit flush will be repaired by adjusting the drawer guides.
3. A cabinet that has become loose from the wall will be re-secured, unless it is determined that the weight limitation of 20 pounds per square foot has been exceeded.
4. Cabinet hardware that fails to operate as designed, will be replaced.
5. Some cabinets may experience sunlight oxidation. This is not covered by your limited warranty.

***Buyer Walk Through List:*** Carefully examine all cabinets during the Buyer Walk Through. Scratches, chips and cracks will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.

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## **CONCRETE**

### **A. HOUSE FOUNDATION**

Depending on the plan specifications, foundation application will change per Project.

1. A vertical crack in the foundation that exceeds 1/4 inch in width will typically be repaired by injecting an epoxy resin material into the crack to bond the concrete together.
2. A horizontal crack in the foundation occurs infrequently. Exterior corners of the slab may crack due to post tension stress (if applies) and will be repaired by cosmetically grouting over the effected area.
3. A crack in concrete slab-on-grade that ruptures the surface of resilient or tile flooring will be repaired by removing the flooring material for surface patching or other appropriate repair method. We will make every reasonable effort to create an even concrete surface so that the repaired crack is not readily apparent when the finish flooring is in place.

### **B. GARAGE FOUNDATIONS**

1. Expansion and contraction crack in the garage slab, that exceeds 1/4 inch in width or vertical displacement, will be repaired by filling the crack with a flexible silicone concrete caulking.
2. A vertical displacement crack in excess of 1/4 inch will be inspected by one of our representatives to determine the cause and to monitor future movement.

### **C. PORCHES, STEPS AND STOOPS**

In most cases, exterior concrete cracks are due to the climatic conditions when poured or natural expansion and contraction of soil due to seasonal changes in moisture.

1. Porches, steps and stoops with an expansion or contraction crack that exceeds 1/4 inch in width will be replaced.
2. A front porch that is attached to the foundation can not be removed and replaced, and will be repaired by surface patching or other methods as required.
3. A porch, stoop or step that settles, heaves or separates in excess of one inch from the house structure will be replaced.
4. It is possible to have some standing water on porches, steps and stoops for a 24-hour period following rain. If water remains beyond a 24-hour period, it will be repaired by surface patching of the affected area.
5. A concrete surface that disintegrates by means other than chemicals or abuse will be repaired by surface patching of the affected area.

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## D. DRIVEWAYS, PATIOS AND SIDEWALKS

Driveways are subjected to heavy use and changing weather conditions. You may experience slight cracking and movement in the driveway due to shrinkage and stress, vehicular traffic and soil settlement. It is not uncommon for exterior poured concrete to rise and fall due to moisture conditions of the soil on which they are poured.

1. A contraction crack in the driveway, patio or sidewalk that exceeds  $\frac{1}{4}$  inch in width will be replaced.
2. A driveway, patio or sidewalk that permanently settles, heaves or separates at expansion joints in excess of one inch from any adjoining slab or apron, will be repaired by replacing the affected area.
3. A concrete driveway or sidewalk surface that disintegrates by means other than chemicals or abuse, will be repaired.
4. A patio concrete surface that disintegrates by means other than chemicals or abuse will be repaired.

***Caution:** Even during your warranty period, we are not responsible for concrete deterioration caused by homeowner abuse or negligence, chemicals, heavy vehicles or other factors beyond our control.*

***Concrete Repair Note:** We cannot ensure that concrete repairs requiring new material will match the color of the existing material. Color variations are normal.*

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## DECK

A deck is constructed with low maintenance wood that is pressure-treated to resist rot, decay and termites.

1. A deck post that warps or twists in excess of ½ inch over an 8 foot length will be replaced.
2. A deck board that develops cracks at knots that are across the grain will be replaced.
3. A deck board that becomes loose or cracked and impairs deck safety will be repaired by re-attachment, or it will be replaced.

***Deck Repair Note:*** *We cannot ensure that deck repairs requiring new material will match the color of the existing material. Color variations between new wood and existing wood are normal. If the deck has not been stained or sealed, the new wood will naturally weather to a uniform color. If the deck has been stained, it is the homeowner's responsibility to apply stain and other finishes to the new boards.*

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## **DOORS**

Your home comes with a variety of doors, which may include interior passage doors, double doors, French doors, louver doors, bi-fold doors, by-pass doors, Dutch doors, sliding glass doors, exterior doors and garage doors.

- A.** Interior doors expand and contract in reaction to temperature and moisture changes and will be wider in humid winter periods and narrower during dryer summer months.
  - 1. An interior door that sticks will be repaired by either adjusting the door, hinges, or jambs or by planing the edges of the door back to normal operation.
  - 2. An interior door lock that does not operate properly will be repaired by adjusting the latch/keeper or door lock mechanism.

### **B. BIFOLD DOORS**

(One-year coverage the same as the Interior Doors listed above.)

### **C. BY-PASS DOORS**

By-pass doors will be plumb when closed in their original installed position.

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**D. SLIDING GLASS DOORS**

1. A sliding door that binds will be inspected and corrected by adjusting it to meet the manufacturer's installation specifications.
2. A sliding glass door that does not lock properly will be repaired by adjusting the latch/keeper or door lock mechanism.
3. Double-pane glass doors that lose their seal and become fogged between the panes will be replaced in accordance with the manufacturer's product warranty.

***Buyer Walk Through List:** Carefully examine all window and sliding door glass during your Buyer Walk Through. Glass that is broken or scratched will not be repaired or replaced after occupancy unless specifically noted on the Buyer Walk Through List.*

**E. EXTERIOR DOORS**

An exterior door that is properly aligned, fitted, weather-stripped and maintained will help control energy costs. The exterior doors are designed to control warping and to maximize insulation.

1. An exterior door will warp to some degree due to temperature differences between the inside and outside surfaces.
  - A. An exterior door out of adjustment in excess of ¼ inch will be repaired by adjusting the door back to normal operation.
  - B. An exterior door that warps to the extent that it exceeds the manufacture's specifications will be replaced.
  - C. An exterior door that allows air or water infiltration will be repaired by adjusting the weather-stripping, keeper or caulking, as required.
2. An exterior door that sticks will be repaired by adjusting either the door hinges, or jambs, back to normal operation.
3. An exterior door that does not lock properly will be adjusted.

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**F. GARAGE DOORS**

1. A garage door that is difficult to open, or will not stay open, will be repaired by adjusting the door tension or the garage door opener.
2. Garage door locks that do not operate properly will be adjusted or repaired.

**Safety Precautions:**

1. Garage doors use high tension springs that make homeowner repair dangerous. Please contact a garage door company for spring tension repairs.
2. Your garage doors are fit with sensors that will prohibit the door from closing if anything is blocking the sensor beam. The sensors are located at the base of the garage door guide on both sides. To ensure that the beam will be transmitted properly you should clean the sensors with glass cleaner every three months.

**G. DOOR LOCKS**

All door locks are warranted through the manufacture.

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## ELECTRICAL SYSTEMS

The electrical system in your home is designed for safe, trouble-free service and meets local code requirements. Electrical wiring, switches, outlets and circuit breakers were installed by the licensed Electrical Contractor listed in the Homeowner's Service Directory.

1. An electrical outlet, switch or light fixture problem caused by defective workmanship or equipment, will be inspected and corrected to meet the manufacturer's installation and product specifications.
2. A ground fault interrupter (GFCI) is installed to prevent electric shock. The units are sensitive to power surges and some tripping is normal. A GFCI that trips frequently will be inspected and corrected to meet the manufacturer's installation and product specifications.

**Caution:** *Any addition, alteration or modification to the original electrical system installation, unless performed by a licensed Electrical Contractor and inspected by the appropriate local authorities, will void any applicable warranties.*

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## **EXTERIOR FINISHES**

Exterior finishes are applied once the exterior framing is complete and the drywall is placed within the home. The exterior is finished with wood, hardwood siding, stone veneer, stucco or a combination of these materials.

### **A. EXTERIOR WOOD TRIM, HARDBOARD SIDING, SOFFIT AND FASCIA**

#### **ONE YEAR COVERAGE**

1. An exterior wood trim or siding problem caused by defective workmanship will be inspected and corrected to meet installation specifications.
2. An exterior wood trim or siding problem caused by defective materials will be inspected and corrected.
  - A. A split board will be repaired by filling the crack, sanding and painting.
  - B. A board that warps or bows in excess of ¼ inch for any 32-inch measurement will be replaced.
  - C. A board with excessive sap leakage will be cleaned, sealed and re-painted.
3. A butt or miter joint between exterior trim boards that exceeds 3/8 inch in width will be repaired by caulking one time.

***EXTERIOR WOOD TRIM AND WOOD SIDING REPAIR NOTE:*** *We cannot ensure that wood trim and siding repairs requiring new materials will match the color of the existing material. Color variations between weathering effects are normal. Where surfaces are repaired that require staining or painting, we will paint or stain the new material.*

### **B. STONE VENEER**

Slight variations in size, color and placement create the textural interest that contributes to the look of a stone exterior. Minor chipping, cracking and mortar shrinkage are normal.

#### **ONE YEAR COVERAGE**

1. Stone veneer problems caused by defective workmanship will be inspected and corrected.
2. A stone veneer problem caused by defective material will be inspected and repaired or replaced.

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**(CONTINUED)**

***Stone Veneer Note:** We cannot ensure that stone and mortar repairs requiring new material will match the color of the existing material. Color variations are normal.*

## **FIREPLACE**

### **INTRODUCTION**

The fireplace in your home is factory built pre-fabricated and delivered to your home for installation.

### **ONE YEAR COVERAGE**

1. A fireplace problem caused by defective workmanship or equipment will be inspected and corrected to meet the manufacturer's installation and product specifications.
2. A fireplace that does not draw smoke up the chimney will be inspected to determine the cause of the problem and corrected.
3. A damper in a pre-fabricated fireplace that is defective will be inspected and corrected to meet the manufacturer's product specifications.

***Caution:** Do not burn pressure treated wood, scrap lumber, Christmas trees, trash, cardboard, plastic or any flammable material such as gasoline. Burning these items will create excessive heat, damaging liners or dampers and may void your fireplace warranty.*

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## FLOORING AND FINISHES

Your home is finished with a variety of flooring materials, which may include, carpet, vinyl, hardwood and ceramic tile.

### A. CARPET

The carpet is durable and requires minimal care. Color variations and shading may be noticeable, and depend upon the surface texture and pile fiber of the carpet.

#### ONE YEAR COVERAGE

1. A carpet problem caused by faulty workmanship, including gapping at seams, carpet buckling or separation of carpet back from strip, will be inspected and repaired.
  - A. Carpet seams will show. However, a carpet seam with visible gaps that exceed 3/16 inch at seam joint, will be repaired by re-seaming carpet sections.
  - B. A carpet that buckles or stretches will be re-stretched and re-secured.
  - C. A carpet that separates from tack strip, unless caused by homeowner action, will be re-secured to the tack strip.
2. A carpet problem caused by defective material, including mismatched dye-lots, or unjustified (not caused by homeowner negligence) staining, fading or discoloration, will be repaired by removing and replacing the affected area. The carpet manufacturer will inspect and test the carpet to verify unjustified staining, fading and discoloration. Their decision and recommendations are considered binding.

***Carpet Repair Note:*** We cannot ensure that carpet repairs requiring new material will match the color of the existing material. We are not responsible for manufacturer dye-lot variations or for discontinued carpet patterns.

***Buyer Walk Through List:*** Carefully examine all carpeting during the Buyer Walk Through. Carpet damage or stains will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.

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**B. RESILIENT VINYL FLOOR COVERINGS**

Resilient floor coverings come in 6 foot or 12 foot wide rolls or individual tiles and are generally installed in kitchens, bathrooms and laundry areas.

**ONE YEAR COVERAGE**

1. A resilient floor covering problem will be inspected.
  - A. A problem caused by defective workmanship will be corrected to meet the manufacturer's installation specifications.
  - B. A problem caused by defective material will be repaired by removing and replacing the affected area, in accordance with the manufacture's product warranties and specifications.
  - C. Please refer to the manufacturer's warranty for specific coverage of manufacturing defects after your one year warranty period.
2. Resilient floor covering seam joints will be visible.
  - A. A seam that pops up will be repaired by re-gluing.
  - B. A seam with gaps at the joint that exceed 1/16 inch in width, will be repaired by replacing the affected area.
3. Resilient flooring that lifts, bubbles or becomes unglued, will be repaired by re-gluing.
4. A raised nail or staple in the sub-floor or under-layment that does not break the surface of the resilient flooring, will be repaired by re-settling the nail or staple.
5. A raised nail head or staple in the sub-flooring or under-layment that breaks through the surface of the resilient flooring, will be repaired by patching or replacing the affected area.

**Caution:** Review and follow the manufacturer's cleaning and care recommendations. Using a cleaning solution other than that specifically recommended by the manufacturer will void the manufacturer's warranty. Do not wax a no-wax floor. Rubber or latex backed mats, rugs or carpet can cause permanent discoloration.

**Resilient Floor Covering Repair Note:** We cannot ensure that resilient floor covering repairs requiring new material will match the color of the existing material. We are not responsible for manufacturer dye-lot variations or discontinued resilient patterns.

**Buyer Walk Through List:** Carefully examine all resilient floor coverings during the Buyer Walk Through. Scratches, gouges, cuts, dents and other damage will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List. Resilient items noted on the check-list will be repaired by patching.

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## C. HARDWOOD FLOORS

Hardwood floors are pre-finished at the factory with a baked-on wax coating or a urethane coating. Wood floor tone, grain and color variations are normal and reflect the natural characteristics of real hardwood. Some squeaking of hardwood floors is normal and is caused by seasonal weather and humidity changes.

1. A hardwood-flooring problem caused by defective workmanship will be inspected and corrected to meet the manufacturer's installation specifications.
2. A problem caused by defective material will be inspected and corrected.
  - A. A floor board with a split crack that exceeds 3/16 inch in width, or a gap between floor boards that exceeds 3/16 inch in width, will be replaced.
  - B. A floor board with a split or crack that is 3/16 inch or less in width will be filled with a color coordinated wood filling compound.
3. A hardwood floor that squeaks excessively will be inspected to determine the specific cause, and will be corrected if caused by defective installation.
4. An uneven hardwood floor caused by boards that buckle, swell or warp and that exceed a 1/4 inch ridge or depression within any 32-inch measurement, will be inspected to determine the cause.
  - A. If the problem is caused by defective workmanship, the affected area will be repaired to meet the manufacturer's installation instructions.
  - B. If floor warping, buckling or swelling is caused by excessive humidity and moisture in the home, we will provide the homeowner with recommendations to reduce the moisture level.
5. A hardwood floor board with hollow knot holes or loose knots will be removed and replace.

***Buyer Walk Through List:*** Carefully examine all hardwood floors during the Buyer Walk Through. Scratches, gouges, dents and other damage will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.

***Hardwood Flooring Repair Note:*** We cannot ensure that hardwood flooring repairs requiring new material will match the color of the existing material. It is normal to expect surface nailing to occur around the perimeter area of pre-finished hardwood floors, and around any repaired areas, as well.

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## INTERIOR WALLS AND CEILING

Your home features two types of walls: load bearing and non-load bearing.

**Warranty Caution:** *Any alteration of bearing walls may undermine the structure by reducing its load bearing or support capacity, and may void all structural defect warranties.*

### A. DRYWALL

Drywall is nailed to the studs to create both ceiling and wall surfaces. The seams where sheets on drywall come together are taped, skimmed with a joint compound and allowed to dry, to prepare them for painting.

#### ONE YEAR COVERAGE

1. Drywall materials, including corner bead and seams that exceed ¼ inch out of plumb for any 32 inch vertical measurement, will be corrected by feathering the wall with joint compound to meet installation specifications.
2. A nail pop will be repaired, one time only, by resetting or replacing the existing protruding nail, covering the area with joint compound and sanding the area to a smooth finish.
3. Minor drywall cracks will be repaired, one time only, by caulking.
4. A visibly defective seam line or cracks that exceeds 1/8 inch in width, will be repaired, one time only, with joint compound and the repaired area sanded.
5. Corner bead that becomes detached will be reattached by re-nailing. Corner bead that is twisted will be replaced.

**Buyer Walk Through List:** *Carefully examine all wall surfaces during the Buyer Walk Through. Scratches, gouges, dents, holes and other damage to drywall or corner bead will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.*

**Drywall Repair Notes:** *Please do not mark on walls where drywall is to be repaired. After making drywall repairs, we will texture and paint original painted areas. No repairs will be made to wall-papered or custom painted areas. Visible, minor drywall imperfections are normal. Any repairs to stippled ceilings or walls will have slight color and texture variations, which are normal. Paint repair or touch-up may show slight variations in color which are normal as a result of aging or pigment variations in different paint manufacturing runs.*

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**B. PLANT LEDGES**

Plant ledges are architectural design features and should be used strictly to hold plants and other decorative objects. They are not constructed to support the weight of an adult or child. Any live plant should have a protective base to prevent water damage to the top of the ledge.

**C. INTERIOR TRIMS AND MOLDINGS**

Your home contains various interior wood trims. Some separation of wood trims and moldings is normal, and is caused by home settlement, plus shrinkage or expansion due to extremes of dryness or humidity.

**ONE YEAR COVERAGE**

1. An interior wood trim or molding problem caused by defective workmanship or materials will be inspected and corrected to meet installation specifications.
2. Gaps between molding joints or between adjacent surfaces and molding that exceed 1/8 inch in width will be repaired by caulking or filling the gap with a color-coordinated wood filler one time.
3. A veneer trim board that delaminates will be replaced.
4. A crack or split in the wood trim to be filled, sanded and painted.
5. Wood molding that becomes loose will be re-nailed, the nail holes filled and then repainted.

**Interior Trim and Molding Repair Note:** We will only paint the new material when repairing interior wood trim and molding. It is normal that the new material may not exactly match the color of existing material.

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## **LANDSCAPING AND GRADING**

### **A. GRADING**

The soil around each home site is graded to channel water away from the home. As water must be channeled into swales, your yard cannot be flat and still drain properly.

1. Ground settlement around the foundation of your home should not interfere with water drainage away from the home.
2. Standing water that remains for more than 48 hours on the lawn or 72 hours in a swale, will be inspected and corrected to meet specifications.

### **B. LAWN**

Upon completion of the front yard grading, the Landscape Contractor will prepare the front lawn for sod. Sod will be alive at close of escrow.

- A. Sod that is not alive at close of escrow will be replaced one time.
- B. Gaps between the sections of sod that exceed ½ inch in width will be repaired by filling the gap with sand one time.

### **C. NEW SHRUB AND TREE CARE**

As homeowner, you are responsible for the proper care and maintenance of the trees and shrubs planted around your home. The first six to nine months are the most crucial for new plantings. The type of tree or shrub will dictate the specific care needed. While the trees, shrubs and lawn are alive and healthy at the time of planting, the care and attention you give your landscape will determine its ability to live and flourish. It is important that you inspect your landscape at the time of your Buyer Walk Through. At that time, any dead landscape materials provided by us will be replaced. Thereafter, the health of your landscape will be your responsibility.

#### **NEW SHRUB AND TREE CARE**

Because of variables that we cannot control, including weather and homeowner maintenance, we will not be responsible for any dead landscape that may occur.

All shrubs and trees should be kept clear of the house. You should begin a program of tree care upon close of escrow. Literature is plentiful in libraries and bookstores; tree surgeons or horticulturists can be consulted when necessary.

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## **PAINTING**

### **A. INTERIOR AND EXTERIOR PAINT**

#### **ONE YEAR COVERAGE**

1. Interior and exterior paints that do not adhere to or cover up the surface to which it is applied, will be repaired by sanding, priming and repainting the affected area only.
2. Interior and exterior paints that run, wrinkle, peel or crack will be repaired by scraping and sanding, filling the resulting depressions and then surface priming and repainting of the affected area only.
3. Water stains will be sealed with a primer sealer before repainting so the mark will not bleed back through.

***Buyer Walk Through List:*** Carefully examine all painted surfaces during the Buyer Walk Through. Paint with scuffs and dirt marks will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.

***Painting Repair Note:*** We cannot ensure that painting repairs requiring new material will match the color of the existing material. Paint repairs may show slight variations in different paint manufacturing runs. Color variations are normal.

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## PLUMBING SYSTEM

### A. INTRODUCTION

In most cases, minimum homeowner maintenance is all that the plumbing system requires. Attending to small problems as they occur keeps them from becoming larger, more costly ones.

#### ONE YEAR COVERAGE

1. A defective plumbing valve or fitting will be inspected and repaired by replacing the defective parts.
2. Some noise coming from the water pipe system is normal, and is caused by water flow and pipe expansion and contraction. Noisy plumbing caused by loose pipes will be inspected to determine the cause and corrected to reduce or eliminate the noise.
3. A water supply problem caused by defective workmanship or equipment will be inspected and corrected to meet the manufacturer's installation and product specifications.
4. A water supply problem caused by the municipal water main or other conditions beyond our control is not our responsibility.
5. A soil, water, vent or supply line that leaks will be inspected and the affected area will be repaired. Condensation on piping does not constitute leakage, and is not covered.
6. A clogged sewer, fixture or drain problem caused by defective workmanship or material within the first thirty (30) days after close of escrow will be repaired by removing the clog. The homeowner is responsible for all repair costs should homeowner action or negligence produce the clog.

**Caution:** *You must notify your builder immediately should a leak occur, since leak damage resulting from homeowner delay is considered negligence and may void any warranty protection.*

**Caution:** *Any addition, alteration or modification to the original plumbing system will void any applicable warranties.*

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## PLUMBING FIXTURES

The plumbing fixtures in your home include the water heater, bathtubs, showers, toilets, sinks and faucets.

Note: As equipment technology changes frequently, the manufacturer's service manuals will supersede all recommendations and procedures contained in this manual.

### ONE YEAR COVERAGE

1. A defective plumbing fixture, valve, fitting or faucet will be inspected and repaired by replacing the defective parts.
2. Plumbing fixture components, including drain stoppers, sink stoppers and toilet floats that do not operate as designed, will be inspected and repaired by adjusting or replacing the defective parts.
3. A clogged sewer, fixture or drain problem caused by defective workmanship or materials will be repaired by removing the clog, and corrected to meet installation specifications. The homeowner is responsible for all repair costs should homeowner action or negligence produce the clog.
4. A defective water heater will be inspected and repaired by replacing the defective parts.

**Warranty Caution:** Any addition, alteration or modification to the water heater or plumbing fixture installation, unless performed by a licensed Plumbing Contractor may void any applicable warranties.

**Manufacturers Warranties:** The water heater and faucets installed in your home are protected by manufacturer warranties that may extend beyond your basic coverage. Should you experience the warranty protected problems beyond your one year warranty period, please contact the plumbing contractor directly.

### **Buyer Walk Through List**

Carefully examine all bathtubs, showers, toilets and sinks during the Buyer Walk Through. Scratches, chips and cracks will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.

## **A. WATER HEATER**

The electric or gas water heater is equipped with an automatic temperature and pressure relief valve, a safety feature that opens and releases excessive pressure or heat build-up. Should this occur, water will flow from the tank to the outside of your home, until both temperature and pressure are reduced to safe levels. If this happens, contact the plumbing contractor listed in the Homeowner's Service Directory.

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## ROOFING, GUTTERS AND DOWNSPOUTS

The roof of your home is constructed with roofing felt, shingles or tile, sheetmetal, flashing, gutters and downspouts. These materials are installed following manufacturer's requirements and product specifications.

### ONE YEAR COVERAGE

1. Any defect in roof workmanship or material that causes water leakage will be inspected and corrected to eliminate roof leaks. Any interior wall or ceiling damage caused by roof leakage will be repaired and painted.
2. Shingles or tiles that become loose or unattached will be re-secured. Neither the manufacturer nor the roofing contractor provide warranty coverage should the shingles or tiles come loose or detached by winds in excess of 40 miles per hour. Winds this powerful are considered "Acts of God" and repairs are generally covered by homeowner's insurance.
3. Standing water in the gutter that exceeds 1/2 inch in depth will be repaired by adjusting the pitch of the gutter.
4. Gutters that come loose or unattached will be re-secured.

***Roof Repair Note:*** We cannot ensure that roofing repairs requiring new material the color of the existing material. Color variations caused by weathering effects are normal.

***Manufacturing Warranties:*** Fiberglass shingles are protected by manufacturer warranties that may extend beyond your basic coverage. Should you experience warranty-protected problems beyond the Builder's warranty period, please contact the roofing contractor directly.

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## WINDOWS

The windows in your new home usually contain double pane glass.

1. An insulated double-pane window with condensation forming between the panes has a broken seal, and will be replaced in accordance with the manufacturer's product warranty.
2. A window problem caused by defective workmanship will be inspected and corrected to meet the manufacturer's installation specifications.
3. A window problem caused by defective material will be inspected and repaired or replaced.

***Buyer Walk Through List:*** Carefully examine all windows, screens and glass during the Buyer Walk Through. Glass that is broken, scratched or chipped and screens with holes or tears will not be repaired after occupancy unless specifically noted on the Buyer Walk Through List.