



WARRANTY STANDARDS

1. Foundations

Crawl Space

Observation	Action Required	Comments
1.10 Cracks in poured concrete foundation walls	Builder will correct any crack which exceed ¼ in. in width	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of ¼ in. or less are common and should be expected.
1.11 Cracks in block or veneer wall	Builder will correct cracks greater than ¼ in. in width	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of ¼ in. or less are common and should be expected.
1.12 Inadequate ventilation	Builder will install properly sized louvers or vents	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner Maintenance.
1.13 Condensation on walls, joists, support columns and other components of the crawl space area.	No action required	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner Maintenance.

Slab on Grade

Observation	Action Required	Comments
1.14 Cracks appear at control joints	No action required	Expansion/contraction joint is places to control cracking. This is not a deficiency
1.15 Uneven concrete floors in	Builder will correct areas in which	In rooms not initially finished as

finished areas	defect exceeds 3/8 in. within a 32 in. measurement	living areas or where a floor or a portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8 in. within a 32. measurement is acceptable
1.16 Disintegration of concrete floor surface	Builder will correct disintegrated surfaces caused by improper placement of concrete	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond builder's control is not a warranted deficiency
1.17 Cracks in attached garage slab	Builder will correct cracks which exceed ¼ in. in width or vertical displacement	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected
1.18 Crack in concrete floor which ruptures or significantly impairs performance of floor covering	Builder will correct so defect is not readily noticeable when floor covering is in place	Minor impressions in floor covering are not considered significant imperfections
1.19 Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living	Builder will correct cracks which exceed ¼ in. in width or vertical displacement	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected
1.20 Cracks in visible face of foundation	Builder will correct cracks in excess of ¼ in. in width	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected

2. Framing

Ceiling

Observation	Action Required	Comments
2.1 Uneven ceiling	Builder will correct if unevenness exceeds ¼ in. within a 32 in. measurement	Some minor framing imperfections should be expected

Floor

Observation	Action Required	Comments
2.2 High and low areas	Builder will correct if high or low areas exceed ¼ in. within a 32 in. measurement	Some minor framing imperfections should be expected
2.3 Floor squeaks	Builder will correct if caused by a defective joist or improperly installed subfloor. Builder will take	A large area of floor squeaks which is noticeable, loud and objectionable is a defect. A squeak

	corrective action to reduce squeaking to the extent possible within reasonable repair capability without removing floor or ceiling finishes	proof floor cannot be guaranteed. Lumber shrinkage as well as temperature and humidity changes may cause squeaks
--	---	--

Roof

Observation	Action Required	Comments
2.4 Split or warped rafters or trusses	No action required	Some splitting and warping is normal and is caused by high temperature effects on lumber

Wall

Observation	Action Required	Comments
2.5 Bow or bulge	Builder will correct if bow or bulge exceeds ½ in. within 32 in. horizontal or vertical measurement	Minor framing imperfections should be expected
2.6 Out-of-plumb	Builder will correct where out-of-plumb condition exceeds ¾ in. within 8 ft. vertical measurement	Minor framing imperfections should be expected
2.7 Wall is out-of-square	No action required	A wall out-of-square is not a defect

3. Exterior

Structurally Attached Wood or Composite Decks

Observation	Action Required	Comments
3.1 Wood twisting, warping or splitting	Builder will correct only if due to improper installation	Twisting, warping or splitting of wood deck material is normal due to exposure to the elements. Owner maintenance is required
3.2 Settlement	Builder will correct slope of deck which exceeds a ratio of 2 in. in a 10 ft. measurement	Some slope is often provided to allow for water drainage
3.3 Loose railing or post	Builder will correct if due to improper installation	Owner maintenance is required

Doors

Observation	Action Required	Comments
3.4 Binds, sticks or does not latch	Builder will correct if caused by faulty workmanship or materials	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions
3.5 Wood door panel shrinks	No action required	Panels will shrink and expand and may expose unfinished surfaces
3.6 Warping	Builder will correct warping which exceeds ¼ in., measured vertically, horizontally or diagonally	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions
3.7 Split in panel	Builder will correct if split allows the entrance of elements	Splits which do not allow the entrance of elements are considered normal. Owner maintenance is required
3.8 Separation between door and weather stripping	Builder will correct if daylight is visible or if entrance of elements occurs under normal conditions	Even with properly installed weather stripping, some movement of the door, when closed, may be expected. Owner maintenance is required for minor alterations to adjustable thresholds and other parts of the door
3.9 Screen mesh or torn or damaged	Builder will correct only if damage is documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
3.10 Overhead garage door fails to operate or allows rain or snow to leak through	Builder will correct garage doors which do not fit or operate properly	Some entrance of elements can be expected and is not considered a deficiency. If owner installs a garage door opener, builder is not responsible for operation of door

3. Exterior

Roofing

Observation	Action Required	Comments
3.11 Roof and roof flashing leaks	Builder will correct active and current leaks that occur under normal conditions	No action is required if leak is due to snow or ice buildup, high winds or driving rains. Prevention of snow or ice buildup is the owner's responsibility. Substantiation of an active and current leak is the owners responsibility
3.12 Lifted, torn, curled, or cupped	No action required	Owner maintenance is required.

shingles		Supping in excess of ½ in. should be reported to the manufacturer
3.13 Shingles that have blown off	Builder will correct affected area if due to poor installation	Shingles shall no blow off in winds less than the manufacturer's specifications
3.14 Inadequate ventilation	Builder will provide adequate ventilation	Moisture accumulation in attics which are not adequately vented is a deficiency. Owner is responsible to keep vents clear of obstruction to promote air flow
3.15 Water stays in gutters	Builder will correct to limit standing water depth at 1 in.	Owner is responsible for keeping gutters and downspouts clean
3.16 Gutter or downspout leaks	Builder will correct leaks at connections	Owner is responsible for keeping gutters and downspouts clean. Gutters may overflow during heavy rains

Site Work

Observation	Action Required	Comments
3.17 Standing water within 10 ft. of the foundation	Builder will correct water which stands for more than 24 hours, or more than 48 hours in swales	Standing water beyond the 10 ft. perimeter of the foundation is not covered by the limited warranty. Owner is responsible for establishing and maintaining adequate ground cover
3.18 Settling of ground around foundation walls, utility trenches or other filled areas on property where there has been excavation and backfill which affected foundation drainage	If final grading was performed by builder, he will fill in excessively settled areas only once*	If settlement does not exceed 6 in., it is the owner's responsibility to fill affected areas. The party responsible for establishing the final grade shall provide for positive drainage away from foundation. Owner is responsible for establishing and maintaining adequate ground cover

Structurally Attached Stoop, Porch & Patio

Observation	Action Required	Comments
3.19 Settlement, heavy or movement	Builder will correct if movement exceeds 1 in. from the home for stoops, porches and patios which are structurally attached	Stoops, porches and patios which are poured separately and simply abut the house are not covered by this limited warranty
3.20 Concrete splatters on	Builder will correct only if damage is	Owner is responsible for

adjacent surfaces	documented prior to occupancy	establishing a pre closing walk-through inspection list
-------------------	-------------------------------	---

3. Exterior

Wall Covering

Observation	Action Required	Comments
3.21 Entrance of elements through separations of wood, hardboard, or fiber cement siding or trim joints, or separation between trim and surfaces of masonry or siding	Builder will correct entrance of elements or separations exceeding 3/8 in. by caulking or other methods	Any separations 3/8 in or less are considered routine owner maintenance
3.22 Cracks in stucco or similar synthetic based finishes	Builder will correct cracks which exceed 1/8 in. in width	Caulking and touch-up painting are examples of acceptable repair methods. Builder is not responsible for exact color, texture or finish matches. Hairline cracks are common
3.23 Siding materials become detached from the home	Builder will correct affected area if due to improper workmanship or materials	Separated, loose or delaminated siding can be due to improper maintenance and is not considered a defect
3.24 Aluminum or vinyl siding is bowed or wavy	Builder is responsible only if installed improperly and waves or bowing exceed 1/2 in. within a 32 in. measurement	Check your manufacturer's warranty on this product for coverage regarding dents, holes, wind specifications, etc.
3.25 Paint or stain peels or deteriorates	Builder will correct. If 75% of a particular wall is affected, entire wall will be corrected	Some fading is normal due to weathering. Mildew and fungus on exterior surfaces are caused by climatic conditions and are considered routine maintenance. Varnish or lacquer deteriorates quickly and is not covered by this limited warranty
3.26 Paint splatters and smears on other surfaces	Builder will correct only if damage is documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
3.27 Faulty application of paint on wall and trim surfaces	Builder will correct affected area. If greater than 75% of wall or trim piece is affected, entire surface will be corrected	Some minor imperfections such as over-spray, brush marks, etc. are common and should be expected
3.28 Knot holes bleed through paint or stain	Builder will correct affected areas where excessive bleeding of knots appear	Knot holes will be apparent depending on the quality of material used
3.29 Vent or louver leaks	Builder will correct if caused by improper installation	Properly installed louvers or vents may at times allow rain or snow to enter under strong wind conditions

		and is not a deficiency
3.30 Cracks in masonry, veneer, stone, etc.	Builder will correct cracks which exceed ¼ in. in width	Some cracks are common through masonry and mortar joints. Cracks ¼ in. or less are considered routine owner maintenance

3.Exterior

Windows

Observation	Action Required	Comments
3.31 Condensation or frost on interior window surface	No action required	Condensation is relative to the quality and type of windows
3.32 Clouding or condensation between panes of glass	Builder will correct only if damage is documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
3.33 Glass breakage	Builder will correct only if damage is documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
3.34 Excessive drafts and leaks	Builder will correct poorly fitted windows	Relative to the quality/type of windows, drafts are sometimes noticeable around windows, esp. during high winds. All caulking materials expand and contract due to temperature variation and dissimilar materials. Maintenance of weather stripping is owner's responsibility
3.35 Difficult to open, close or lock	Builder will correct	Windows should open, close and lock with reasonable pressure

4.Interior

Doors

Observation	Action Required	Comments
4.1 Latch is loose or rattles	No action required	Some minor movement should be expected
4.2 Binds, sticks or does not latch	Builder will correct if due to faulty workmanship and materials	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions
4.3 Warping	Builder will correct warping which exceeds ¼ in., measured vertically,	Seasonal changes may cause doors to expand and contract, and are

	horizontally or diagonally	usually temporary conditions
4.4 Excessive opening at bottom	Builder will correct gaps in excess of 1-1/2 in. between bottom of passage door and finished floor or 2 in. between bottom of closet door and finished floor	Gaps under doors are intended for air flow
4.5 Rubs on carpet	Builder will correct	Builder is not responsible if owner installs carpet

Walls, Ceilings, Surfaces, Finishes & Trims

Observation	Action Required	Comments
4.6 Cracks and separations in drywall, lath or plaster: nail pops	Builder will correct cracks in excess of 1/8 in. in width. Builder will correct nails pops which have broken finished surface. Repair cracks and/or nail pops and touch up paint to match as close as possible, one time only.* Such conditions should be reported near the end of Year 1 of the warranty period to allow for normal movement of home	Minor seam separations and cracks, and other slight imperfections, are common and should be expected. Minor depressions and slight mounds at nail heads are not defects
4.7 Surface deficiencies in finished woodwork	Builder will correct readily apparent splits, cracks, hammer marks and exposed nail heads, only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
4.8 Gaps between trim and adjacent surfaces, and gaps at trim joints	Builder will correct gaps in excess of 1/8 in. at trim joints and ¼ in. between trim and adjacent surfaces	Some separation due to lumber shrinkage is normal and should be expected
4.9 Cracks in ceramic grout joints	Builder will correct cracks in excess of 1/8 in. one time only	Cracking of grout joints is common and is considered routine owner maintenance unless excessive
4.10 Ceramic tile cracks or becomes loose	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
4.11 Cracking or deterioration of caulking	No action required	All interior caulking shrinks and deteriorated. Owner maintenance is required

Walls, Ceilings, Surfaces, Finishes & Trims

Observation	Action Required	Comments
4.12 Wall or trim surfaces visible through paint	Builder will correct affected area. If greater than 75% of wall, trim piece, or ceiling is affected, entire surface will be corrected. The surface being painted shall not show through new	Some minor imperfections such as over-spray, brush marks, etc. are common and should be expected

	paint when viewed from a distance of 6 feet under normal lighting conditions	
--	--	--

Floor Covering

Observation	Action Required	Comments
4.13 Resilient flooring comes loose at edge	Builder will correct	Owner maintenance is required
4.14 Gaps at seams of resilient flooring	Builder will correct gaps of similar materials in excess of 1/8 in. and 3/16 in. where dissimilar materials abut	Minor gaps should be expected
4.15 Fastener pops through resilient flooring	Builder will correct affected area where fastener has broken through floor covering	Sharp objects such as high heels, table chair legs, can cause similar problems and are not covered by this limited warranty
4.16 Depressions or ridges in resilient flooring at seams of sub-flooring	Builder will correct depressions or ridges which exceed 1/8 in. in height or depth	This is determined by places a 6in. straight edge over ridge or depression, with 3 in. on either side, and measuring height or depth at sub flooring seam
4.17 Cuts and gouges in any floor covering	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
4.18 Hollow sounding marble or tile	No action required	Hollow sounding marble or tile is not a deficiency of construction and is not covered under this warranty
4.19 Fades, stains or discolors	Builder will correct stains or spots only if documented prior to occupancy	Fading is not a deficiency. Owner is responsible for establishing a pre-closing walk-through inspection list
4.20 Premature wearing of carpet	No action required	Excessive wear in high-traffic areas such as entryways and hallways is normal. Wear ability is directly related to quality of carpet
4.21 Visible gaps at carpet seams	Builder will correct gaps	Seams will be apparent. Owner maintenance is required
4.22 Carpet becomes loose or buckles	Builder will correct one time only	Some stretching is normal. Owner should exercise care in moving furniture

5.Mechanical

Electrical

Observation	Action Required	Comments
5.1 Circuit breakers trip excessively	Builder will correct if tripping occurs under normal usage	Ground Fault Circuit Interrupters (GFCI) are intended to trip as a safety factor. Tripping that occurs under abnormal use is not covered by this limited warranty
5.2 Outlets, switches or fixtures malfunction	Builder will correct if caused by defective workmanship or materials	Owner should exercise routine care and maintenance. Replacement of light bulbs is owners responsibility

Heating & Cooling

Observation	Action Required	Comments
5.3 Condensation lines clog under normal use	No action required	Condensation lines will clog under normal conditions. Continued operation of drain line required owner maintenance
5.4 Noisy duct work	Builder will correct oil canning noise if caused by improper insulation	When metal heats and cools, ticking and cracking may occur and are not covered by this limited warranty
5.5 Insufficient heating	Builder will correct if heating system cannot maintain a 70 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature shall be measured at a point of 5 ft. above center of floor in affected area. All rooms may vary in temperature by as much as 4 degrees	Orientation of the home, location of rooms and location of vents will also provide a temperature differential. There may be periods when outdoor temperature falls below design temperature thereby lowering temperature in the home. Certain aspects of the home including, but not limited to, expansive stairways, open foyers, sunrooms or cathedral ceilings may cause abnormal variation from these standards and are not covered under this warranty
5.6 Insufficient cooling	Builder will correct if cooling system cannot maintain a 78 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature shall be measured at a point 5 ft. above center of the floor in the affected room. On excessively hot days, where outside temperature exceeds 95 degrees Fahrenheit, a difference	Orientation of the home, location of rooms and location of vents will also provide a temperature differential. There may be periods when outdoor temperature rises above design temperature thereby raising temperature in the home. Certain aspects of the home including, but not limited to, expansive stairways, open foyers, sunrooms or cathedral

	of 17 degrees from outside temperature will be difficult to maintain. All rooms vary in temperature by as much as 4 degrees	ceilings may cause abnormal variation from these standards and are not covered by this limited warranty
5.7 Refrigerant line leaks	Builder will correct	Owner maintenance is required on the system

Plumbing

Observation	Action Required	Comments
5.8 Pipe freezes and bursts	Builder will correct if due to faulty workmanship or materials	Proper winterization of pipes is considered routine maintenance and owner should maintain suitable temperature inside the home
5.9 Noisy water pipe	Builder will correct hammering noise if caused by improper installation	Some noise can be expected due to flor of water and pipe expansion. This is not a defect
5.10 Plumbing fixtures and trim fittings leak or malfunction	Builder will correct if due to faulty workmanship and materials	Owner maintenance is required. Scratches, tarnishing or marring must be noted on a pre-closing walk-through inspection list
5.11 Damaged or defective plumbing fixtures and trim fittings	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list. Defective trim fittings and plumbing fixtures are covered under the manufacturer's warranty

6.Specialties

Bathroom & Kitchen

Observations	Actions Required	Comments
6.1 Cabinet separates from wall or ceiling	Builder will correct separation in excess of ¼ in.	Some separation is normal. Caulking is an acceptable method of repair
6.2 Crack in door panel	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
6.3 Warping of cabinet door or drawer front	Builder will correct if warp exceeds 3/8 in. as measured from cabinet frame	Seasonal changes may cause warping and may be a temporary condition

6.4 Doors or drawers do not operate	Builder will correct	Owner maintenance is required
6.5 Chips, cracks, scratches on countertop, cabinet fixture or fitting	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
6.6 Delamination of counter top or cabinet	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list
6.7 Cracks or chips in fixture	Builder will correct only if documented prior to occupancy	Owner is responsible for establishing a pre-closing walk-through inspection list

Insulation

Observation	Action Required	Comments
6.8 Air filtration around electrical receptacles	No action required	Air flow around electrical boxes is normal and is not a deficiency