



SF COMMUNITIES
Welcome Home

Warranty Manual

I, _____ acknowledge the receipt of the SF Communities LLC Homeowner Warranty Manual. This manual was explained to me to my satisfaction.

Customer Signature

____/____/____
Date

Customer Signature

____/____/____
Date

SF Communities LLC Representative

____/____/____
Date

Warranty Procedures

SF Communities LLC is proud to stand behind every home we build with a one year builder warranty program.

Enclosed in this manual you will find a Warranty Request Form.

As you find warrantable issues around your home please note them on this form. Review the Standards pages in the rear of the Manual and notate the section you located the Warranty Resolution Standard beside the issue.

Please hold these non emergency requests until 11 months after your closing

Send the request in to one of the address listed at the bottom of the form.

Once received, a representative will call you to schedule your in home appointment date.

We will schedule an appointment for your visit between the hours of 8:00 AM and 5:00 PM Monday through Friday. We ask that if you have to reschedule this appointment you do so within 10 days.

At the visit we will address any concerns you might have with your home. If the issue requires more attention than time allows, we will work with your schedule as well as that of our contractors to repair the issue as timely as possible. Once all items are complete we will have you sign the warranty document stating that the visit has been executed to your satisfaction

This completes the SF Communities LLC Builder Warranty program.

_____	____/____/____
Customer Signature	Date
_____	____/____/____
Customer Signature	Date
_____	____/____/____
SF Communities LLC Representative	Date

Emergency Contact Information

Congratulations on the purchase of your new home! We want to wish you the very best in the exiting world of home ownership. Hopefully you will experience very little if any problems with your new home. In the event that you do, listed below are **emergency** phone numbers for the major items in your home. We ask that in the event of an **emergency** you contact these vendors directly to schedule the repair.

Plumbing	Todd Young Plumbing	(678) 509-0031
Electrical	Electra Plus	(678) 750-1945
Heating and Air Conditioning	Quality Air Systems	(770) 974-5678

EMERGENCIES ARE DEFINED AS COMPLETE ELECTRICAL OUTAGES, HEATING OR COOLING OUTAGES, AND PLUMBING LEAKS ONLY!

For most emergency repairs, the customer will be asked to pay for the repair at the time of service. Once the repair is completed please submit your invoice to the SF Communities Corporate office for reimbursement. Please understand that **ONLY CONFIRMED WARRANTABLE EXPENSES COMPLETED BY THE ABOVE VENDORS WILL BE REIMBURSED.**

All other warranty request are to follow the procedure set forth in the warranty procedure manual provided to you at your homeowner orientation.

Customers Initials / Date

Customer Name _____ **Date** _____ **Appt Date** _____

Address _____ **Subdivision** _____

_____ **Email Address** _____

Phone Number _____ **Cell Phone** _____

Warrantable Item | **Room Located** | **Page Number** | **Paragraph Noted** | **Completed**

Please forward warranty request to the warranty department 10 days prior to your warranty appointment in order to have contractors scheduled.

OR:

I _____ currently have no warrantable issues with my home.

Fax: (478) 474-4037

**Mailing Address: 3300 Hamilton Mill Rd
Suite 102-122
Buford, GA 30519**

Email Address: Rogerh@sfcommunities.com

Common requests for warranty service that are NOT covered under your warranty.

Paint: At the homeowner orientation you need to check that you have been left a touch-up kit for those minor nicks, scratches, and other cosmetic areas that need touching up after the Homeowner Orientation. Interior paint should be allowed to “cure” for 30 days before wiping. Don’t scrub. Paint and caulk of painted trim is an Owner Maintenance responsibility.

Drywall: As your home dries and cures during the first year nail pops and hairline cracks will form in walls, ceilings and especially corners. This is to be expected and not the result of a construction defect. Owner Maintenance responsibility.

Yards: New sod, shrubs and trees without watering, can die in a matter of days in the summer. Maintenance of established drainage pathways is also a Homeowner responsibility. Please look at the established drainage, grades and sod carefully at the Homeowners Orientation. Owner Maintenance responsibility.

Countertops: Marble and laminate tops must be protected from sharp objects, heat, abrasives, and liquids that may leave a stain. Some markings may be apparent from the manufacturing process. Do not allow water to stand on countertop seams, damage may occur. Separation from walls is to be expected. Caulking from these separations from the wall is Owner maintenance.

Windows: Condensation of moisture on windows is no the fault of the windows. Condensation forms on the windows when the temperature of the frames and glass drops below the dew point temperature as it relates to the humidity in your home. This can occur frequently when temperatures outside are colder than temperatures inside. Be sure to use the exhaust fan when showering. Be sure to wipe condensation off any finished surfaces. Broken glass and torn screens will be repaired only if noted at your Homeowner Orientation.

Vinyl Flooring: Vinyl Flooring is a soft product that can be easily damaged, particularly by ladies shoe heels. Please inspect the floors carefully during the Homeowners Orientation, as only vinyl tears or gouges noted during the homeowner orientation will be repaired.

Brick: Expect brick to have some mortar stain. Repeated cleaning of brick may damage the intended finish. Cracks and chips are common to the product and not intended to be a sign of a defect.

Floors: Some noise may be heard when walking on the second story in a two story home. A “squeak proof” floor cannot be guaranteed.

Woodwork: Some minor scratches in wood floors cannot be avoided. Please inspect the floors carefully during the Homeowners Orientation, as only damage noted during the homeowner orientation will be repaired. Gaps and cracks at joints of painted woodwork are also inevitable. Caulking of joints and separations of wood trim is Owner Maintenance.

Concrete: Cracking commonly occurs in concrete driveways, sidewalks, patios, and foundations. This is often caused by changes in ground temperature and moisture drying in the concrete. Cracks are usually not an indication of a construction deficiency and will not impair the intended use of the concrete surface. None of these conditions are covered under the warranty.

Caulk: Shrinkage of caulk occurs, especially around countertops and tubs. For best results re-caulk interior and exterior areas regularly, especially wet areas such as Tubs, Showers, and Sinks.

Customers Initials / Date

The following terms and conditions are part of a Builder Warranty provided by SF Communities LLC. These standards provide specific details, conditions and limitations of the Builder Warranty as accepted by major Homeowner Warranty Programs.

Basement

1.1 Cracks appear in control joints. No Action Required. The expansion/contraction joint is placed to control cracking. This is not a deficiency.

1.2 Pit, depression or areas of unevenness in areas designed for living purposes. Builder will correct areas in which Defect exceeds 1/4 inch within a 32 in measurement. In rooms not initially designed as finished living areas or where a floor or portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 1/4 in. within a 32 in. measurement is not a deficiency.

1.3 Cracks in poured concrete foundation walls Builder will correct any crack which exceed 1/8in. In width. Shrinkage cracks are common and should be expected. Surface patching and epoxy injection are examples of acceptable repair methods.

1.4 Cracks in block or veneer wall. Builder will correct cracks which exceed 1/4 in. in width. Some cracks are common through masonry and mortar joints. Cracks 1/4 in. or less are considered routine Owner Maintenance.

1.5 Leaks resulting in actual flow or trickling of water through wall or floor, causing accumulation. Builder will correct. A one time occurrence may not indicate a Defect. Owner must maintain proper grading around the home and maintain any surface water control systems installed by the builder. Dampness and condensation are normal conditions and are not covered by warranty.

1.6 Disintegration of the 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 builders control is not a warranted deficiency.

1.7 Cracks in concrete floor which rupture or significantly impair floor 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.

1.8 Condensation on walls, joists, support columns and other components of basement area. No Action Required. Maintaining adequate ventilation and moisture control is considered Owners maintenance.

Crawl Space

1.9 Cracks in poured concrete foundation walls. Builder will correct any crack which exceed 1/8in. in width. shrinkage cracks of less than 1/8in are common and should be expected. Surface patching and epoxy injection are examples of acceptable repair methods.

1.10 Cracks in block or veneer wall. Builder will correct cracks which exceed 1/4 in. in width. Shrinkage cracks of less than 1/4in are common and should be expected. Surface patching and epoxy injection are examples of acceptable repair methods.

1.11 Inadequate ventilation. Builder will install properly sized louvers or vents. Maintaining adequate ventilation and moisture control including seasonal adjustment of vent openings, is considered Owners maintenance.

1.12 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 Owners maintenance.

Slab on grade

1.13 Cracks appear in control joints. No Action Required. The expansion/contraction joint is placed to control cracking. This is not a deficiency.

1.14 Pit, depression or areas of unevenness in areas designed for living purposes. Builder will correct areas in which Defect exceeds 1/4 inch within a 32 in measurement. In rooms not initially designed as finished living areas or where a floor or portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 1/4 in. within a 32 in. measurement is not a deficiency.

1.15 Disintegration of the 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 builders control is not a warranted deficiency.

1.16 Cracks in concrete floor which rupture or significantly impair floor 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.

1.17 Cracks in attached garage slab. Builder will correct cracks which exceed 1/4 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 Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living. Builder will correct cracks which exceed 1/4in. In width or vertical displacement. Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.

1.19 Cracks in visible face of foundation. Builder will correct cracks in excess of 1/8in. In width. Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.

Ceiling

2.1 Uneven Ceiling. Builder will correct if unevenness exceeds 1/4in. In a 32 in measurement. Some minor framing imperfections should be expected.

Floor

2.2 High and low areas. Builder will correct if high or low areas exceed 1/4in. 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 sub floor A squeak proof floor cannot be guaranteed. Lumber shrinkage as well as humidity changes may cause squeaks.

Roof

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

2.5 Bow or Bulge. Builder will correct if bow or bulge exceeds 1/4in. 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 3/4 in. within 8 ft. vertical measurement. Minor framing imperfections should be expected.

2.8 Wall is out of square. No action required. A wall out-of-square is not a Defect.

Structurally attached wood decks

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 2in. 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

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 1/4in. 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 the elements. Splits which do not allow the entrance of the 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 movements 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 is 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, snow or 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.

Roofing

3.11 Roof and roof flashing leaks. Builder will correct if leak occurs under normal conditions. No action is required if leak is due to snow or ice buildup, high winds or driving rains.

3.12 Lifted torn or curled shingles. Builder will correct if due to poor installation. Owner maintenance is required.

3.13 Inadequate Ventilation. Builder will provide adequate ventilation. Moisture accumulation in attics which are not adequately vented is a deficiency. It is Owner's responsibility to keep existing vents clear of obstructions to promote air flow.

3.14 Water stays in gutters. Builder will correct to limit standing water depth at 1in. Owner is responsible for keeping gutters and downspouts clean.

3.15 Gutter or downspouts leak. Builder will correct leaks at connections. Owner is responsible for keeping gutters and downspouts clean. Gutters may overflow during heavy rains.

Site Work

3.16 Standing water within 10ft 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 10ft perimeter of the foundation is not covered by this Limited Warranty. Owner is responsible for establishing and maintaining adequate ground cover.

3.17 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 replace fill in excessively settled areas only once. * If settlement does not exceed 6in., it is Owners 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.

Structurally Attached Stoop, Porch, & Patio

3.18 Settlement, heaving 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.

3.19 Concrete splatters on adjacent surfaces. Builder will correct only if damage is noted prior to occupancy. Owner is responsible for establishing a pre-closing walk-through inspection list.

Wall Covering

3.20 Entrance of elements through separations of siding or trim joints, or separation between trim and surfaces of masonry siding. Builder will correct entrance of elements or separations exceeding 3/8in. By caulking or other methods. Any separations 3/8in. Or less are considered routine Owner maintenance.

3.21 Cracks in stucco, cement and plaster surfaces. Builder will correct cracks which exceed 1/8 in. width Hairline cracks are common.

3.22 Siding materials deteriorate, delaminate or come loose. Builder will correct affected area if due to improper workmanship or materials. Separated, loose or delaminated siding can also be due to improper maintenance. Wavy siding may be due to temperature changes can be expected.

3.23 Siding is wavy or has holes. Builder is responsible only if installed improperly. Siding can become wavy or fade. Check your manufacturer's warranty on this product for coverage regarding dents, holes, wind specifications, etc.

3.24 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 and is caused by weathering. Mildew and fungus on siding are caused by climatic conditions and are considered routine maintenance. Varnish or lacquer will deteriorate quickly and is not covered by this Limited Warranty.

3.25 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.

3.26 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 wall surface will be corrected. Some minor imperfections such as overspray, brush marks, etc., are common and should be expected.

3.27 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 materials used.

3.28 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.

Windows

3.29 Cracks in Masonry, veneer, stone, etc. Builder will correct cracks which exceed 1/4 in. in width. Some cracks are common through masonry and mortar joints. Cracks 1/4 in. or less are considered routine owners maintenance.

3.30 Condensation or frost on interior window surface. No Action Required
Condensation is relative to the quality and type of windows. Temperature differences in high levels of humidity along with individual living habits will cause condensation.

3.31 Clouding or condensation between panes of glass. Builder will correct only if damage is noted prior to occupancy. Owner is responsible for establishing a pre-closing walk-through inspection list.

3.32 Glass breakage. Builder will correct only if damage is noted prior to occupancy. Owner is responsible for establishing a pre-closing walk-through inspection list.

3.33 Excessive drafts and leaks. Builder will correct poorly fitted windows. Relative to the quality and type of windows, some drafts are normally noticeable around windows, especially during high winds. It may be necessary for the owner to have storm windows installed to provide a satisfactory solution in high wind areas.

3.34 Difficult to open, close, or lock. Builder will correct. Windows should open, close, and lock with reasonable pressure.

Doors

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 is usually a temporary condition.

4.3 Warping. Builder will correct warping which exceeds 1/4in., measuring vertically, horizontally or diagonally. Seasonal changes may cause doors to expand and contract, and is usually a temporary condition.

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, & Trim

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 nail pops which have broken finished surfaces only. Minor seam separations and cracks along with other slight imperfections are common and should be expected. Minor depression and slight mounds at nail heads are not Defects.

4.7 Peeling of wallpaper. No Action Required. Builder is not responsible if owner installs wallpaper.

4.8 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 preclosing walk-through inspection list.

4.9 Gaps between trim and adjacent surfaces, and gaps at trim joints. Builder will correct gaps in excess of 1/8in. At trim joints and 1/4in. Between trim and adjacent surfaces. Some separations due to lumber shrinkage is normal and should be expected.

4.10 Cracks in ceramic grout joints. Builder will correct cracks in excess on 1/8in. One time only. Cracking of grout joints is common and is considered routine Owners Maintenance unless excessive.

4.11 Ceramic tile cracks or becomes loose. Builder will correct only if documented prior to occupancy. Owner is responsible for establishing a preclosing walk-through inspection list.

4.12 Cracking or deterioration of caulking. No Action Required All interior caulking shrinks and deteriorates. Owner maintenance is required.

4.13 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. Some minor imperfections such as overspray, brush marks, etc., are common and should be expected.

Floor Covering

4.14 Resilient flooring comes loose at edge. Builder will correct. Owner maintenance is required

4.15 Fades, stains or discolors. Builder will correct if documented prior to occupancy. Fading is not a deficiency. Owner is responsible for establishing a preclosing walk-through inspection list.

4.16 Premature wearing of carpet. No Action Required. Excessive wear in high traffic areas such as entryways and hallways is normal. Wearability is directly related to quality of carpet.

4.17 Visible gaps at carpet seams. Builder will correct gaps. Seams will be apparent. Owner maintenance is required.

4.18 Carpet becomes loose or buckles. Builder will correct. Some stretching is normal. Owner should exercise care in moving Furniture.

4.19 Gaps at seams of resilient flooring. Builder will correct gaps of similar materials in excess of 1/8in., and 3/16in. Where dissimilar materials abut. Minor gaps should be expected.

4.20 Fastener pops through resilient flooring. Builder will correct where fastener has broken through floor covering. Sharp objects such as high heels, table and chair legs, can cause similar problems, and are not covered by this Limited Warranty.

4.21 Depressions or ridges in resilient flooring at seams of sub flooring. Builder will correct depressions or ridges which exceed 1/8in. In height or depth. this is determined by placing a 6in. Straight edge over ridge or depression, with 3in. On either side, and measuring height or depth at sub-flooring seam.

4.22 Cuts and gouges in any floor covering. Builder will correct only if documented prior to occupancy. Owner is responsible for establishing a preclosing walk-through inspection list.

4.23 Hollow sounding tile or marble. No Action Required. Hollow sounding marble or tile is not a deficiency of construction and is not covered under this warranty.

Sub-Flooring

4.24 Loose sub-flooring. Builder will correct if due to a defective joist or improper fastening. Lumber shrinkage as well as temperature and humidity changes may cause loose sub-flooring.

Electrical

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.

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 and Cooling

5.3 Condensation lines clog under normal use. No Action Required. Condensation lines will clog under normal conditions. Continued operation of drain line requires Owner Maintenance.

5.4 Noisy duct work. Builder will correct oil canning noise if caused by improper installation. When metal heats and cools, ticking and cracking may occur and are not covered under 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 5ft. Above center of floor in affected area. On extremely cold days, Orientation of the Home, location of rooms and location of vents will also provide a temperature differential. There may also be periods when outdoor temperature falls below design temperature thereby lowering temperature in the Home.

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 5ft. Above center of floor in affected area. On extremely hot days, where Orientation of the Home, location of rooms and location of vents will also provide a temperature differential. There may also be periods when outdoor temperature rises above the design temperature thereby lowering temperature in the Home. Certain aspect

5.7 Refrigeration Line Leaks. Builder will correct. Owner maintenance is required on the system.

Plumbing

5.8 Pipe freezes and bursts. Builder will correct if due to faulty materials or workmanship Proper winterization of pipes is considered routine maintenance and Owner should maintain suitable temperatures inside the home.

5.9 Noisy water pipes. Builder will correct hammering noise if caused by improper installation. Some noise can be expected due to flow of water and pipe expansion. This is not a defect.

5.10 Plumbing fixtures and trim fittings leak or malfunction. Builder will correct if caused by defective workmanship or materials. Owner maintenance is required. Scratches, tarnishing or marring must be noted on the pre-closing walkthrough inspection list.

Bathroom & Kitchen

6.1 Cabinet separates from wall or ceiling. Builder will correct separation in excess of 1/4 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 Delaminating of countertop 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.

6.8 Defective fixture or fitting. Builder will correct. Owner maintenance is required.

Chimney & Fireplace

6.9 Exterior and interior masonry veneer cracks. Builder will correct cracks in excess of 1/4 in. in width. Some cracks are common in masonry and mortar joints. Cracks in 1/4 in. in width or less are considered Owner maintenance.

6.10 Firebox color is changed; accumulation of residue of chimney or flue. No action required. Owner maintenance is required.

6.11 Chimney separates from the home. Builder will correct separation in excess of 1/2 in. within 10 ft. Newly build chimney will often incur slight amounts of separation.

6.12 Smoke in living area. Builder will correct if caused by improper construction or inadequate clearance. Temporary negative draft situation can be caused by high winds; obstructions such as tree branches too close to the chimney; the geographic location of the fireplace; or its relationship to adjoining walls and roof. In some cases, it may be necessary to o

6.13 Water infiltration into firebox from flue. No action required. A certain amount of rainwater can be expected under certain conditions.

6.14 Firebrick or mortar joint cracks. No action required. Intense heat may cause some cracking

Insulation

6.15 Air infiltration around electrical receptacles. No action required. Air flow around electrical boxes is normal and is not a deficiency