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Builder's Warranty

BUILDER PROVIDES A 1-YEAR STRUCTURAL WARRANTY FROM THE DATE OF THE OCCUPANCY OR DATE OF CLOSING, WHICHEVER COMES FIRST.

A) Cabinets and countertops

Doors and drawers should open and close properly. Doors and drawers that have been mishandled are not covered by the warranty.

Backsplash- it is normal for caulk to shrink, causing a gap between the cabinet and backsplash.

Homeowners are responsible for cleaning, maintaining and caulking areas where shrinkage occurs.

Stains and scratches are not covered under the warranty.

B) Finished Flooring

All finished flooring has a limited manufacturer's warranty. Builder will warranty workmanship that needs to be addressed. Any damaged floors that haven't been discussed prior to occupying or closing are not covered by the warranty. Please be advised that laminate flooring is not waterproof and cannot handle excess moisture.

C) Appliances

All appliances provided by the builder comes with a direct manufacturer's warranty. Please make sure you register each appliance with their respective manufacturers. Extended warranty may also be purchased through the manufacturer. Any appliances related issues need to be addressed through the respective manufacturer.

D) Bathrooms

All vanity tops should be cleaned with non-abrasive cleaning solutions. Builder will not warrant damages or scratches after closing.

E) Drywall

It is common for drywall to crack at seams and joints and the occasional "nail pops" as the house settles and the studs deflect. This is a minor fix. Builder will make a one-time courtesy trip to fix this issue. Please note this is best addressed close to the end of the 1 year warranty expiration date.

F) Trim

Like drywall cracks due to settlement, trim boards tend to shrink leaving a gap in the joints. Any gap over ¼" will be repaired under the warranty. Please be advised that caulk is not a warrantable item.

G) Windows

They are designed to operate at ease. However, you will notice that sometimes, you will find some of them are easier to open than others. This is normal occurrence because vinyl windows expand in the heat and shrink during cooler seasons. Any cracks and broken windows including damaged window screens are not covered under the warranty.

H) Doors

All interior and Exterior doors: Damaged doors, including but not limited to, excessive use of force during the opening and closing process that may cause the door to jam into door stops and drywall are not covered under the warranty.

I) Heating and Air Conditioning System (HVAC)

Homeowners are responsible for the maintenance of the HVAC system and change their filters **EVERY** month.

Failure to maintain service on the HVAC system will cause defects in the system running normal. This inadequate maintenance causing system failures are not covered under the builder's warranty.

J) Plumbing

Any leaks at the drain lines and traps, not limited to, under kitchen sinks and bathroom vanities, are the responsibility of the homeowners. Any leaks need to be reported in the first 24 hours of taking possession or closing, whichever comes first.

K) Roof

Architectural shingles have a limited lifetime shingles warranty. However, this warranty does not cover storm or natural disaster damages.

L) Porches, Driveways and Patio

Cracks in concrete are normal. It is due to settlement. If the crack is not more than a size of a quarter US coin to fit in between, it is within the margin of accepted crack width. Any cracks larger than the size of the quarter or has a level variation will need to be brought up to the builder attention to find a solution for the problem.

M) Landscaping

It is the homeowner's responsibility to make sure that the grass has just the amount of water it needs. Too much water can kill the grass too just as little to no water does. Landscaping is not covered as part of the warranty.

N) Vinyl siding

Any loose siding will be addressed during the 1-year warranty period. Any damages from storms and natural disasters are not covered. Homeowners should only pressure wash and use products that are specifically for the product as some products can remove the coloring off. Please do not use Bleach or Clorox. Simple green will be a recommended solution to clean vinyl siding.

O) Septic

It is the homeowner's responsibility to ensure that the septic system is operating as it should by ensuring that such items, not limited to, diapers, feminine products, paper towels, nicotine products, grease, etc. are not being pushed down into the system. It is also the homeowner's responsibility to

get the septic pump cleaned and maintained depending on family size, usage and recommendations. The type of system will dictate the type of service. Builder is not responsible for improper use to the septic system and its components. If the toilets start making unusual noises, IMMEDIATELY contact the builder as the toilets may not be functioning properly and may cause water to backflow into your home and cause flooding.

PLEASE NOTE: During the 1-year of occupying the dwelling, should an act of nature take place (i.e. snowstorm, hurricane, wildfire, windstorm, hail, tornado, etc.) and your home is affected by any of it, the damages will need to be covered under your homeowner's policy.

At the 1-year mark when the builder is called to address warranty related defects, it is the client's responsibility to move furniture or items that may be in the workers way to perform the repair.

Property Address:

Jump Start Investments

Homeowners

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