



SAPPHIRE HOMES & PWSC WARRANTY GUIDELINES

ONE YEAR WORKMANSHIP WARRANTY

If anything below exceeds the standards noted during the One Year Workmanship warranty period, the Builder shall take such action as is necessary to bring the variance within the standard. Items that do not exceed the standards are not warrantable items. In addition, if something is not noted below, it may be excluded from your warranty coverage. The Exclusions section (Section VIII) of your Professional Warranty Service Corporation booklet can be referenced for additional items that may not be covered.

Cabinet Doors and Drawers

- Cabinet doors shall open and close.
- Cabinet doors shall be even and shall not warp more than $\frac{1}{4}$ " when measured from the face to the point of the furthestmost point of the door or drawer front when closed. Some warping, cupping, bowing or twisting is normally caused by surface temperature and humidity changes.

Carpet

- Carpet shall not wrinkle and shall remain tight, lay flat and be securely fastened.
- Carpet seams may be visible but shall be smooth without a gap or overlap.
- Carpet shall not be stained or spotted due to construction activities.

Concrete Floor (Finished)

- A finished slab, located in a living space that is not otherwise designed for drainage, shall not have pits, depressions or unevenness that equals or exceeds $\frac{3}{8}$ " in any 32" horizontally. Corrections to warrantable concrete conditions will be made by filling in or patching with a concrete repair mix.
- Finished concrete slabs in living spaces shall not have separations, including joints, and cracks that equal or exceed $\frac{1}{8}$ " in width or $\frac{1}{16}$ " in vertical displacement.

Concrete Slab Foundations, including garages and covered patios

- Concrete slabs in **living spaces and garages** shall not have excessive pits, depressions or unevenness equal to or exceeding $\frac{3}{8}$ " in any 32 inches, shall not have separations or cracks that equal or exceed $\frac{1}{8}$ " in width or $\frac{1}{16}$ " in vertical displacement, and shall not have protruding objects, such as a nail, rebar or wire mesh.
- Plaster over concrete (underpinning) shall not flake off more than 1 square foot in one spot within 36 square inches or more than 3 square feet over the entire surface of the home.

Countertops and Backsplashes

- A countertop or backsplash shall be secured to substrate in accordance with manufacturer's specifications.
- For non-laminate countertops and backsplashes, the joints between countertop surfaces, between the countertop surface and the backsplash or side-splash and between adjoining backsplash panels may be visible, but shall not separate.
- Countertops shall be level to within $\frac{1}{4}$ " in any 6' measurement.
- A countertop surface or edge shall not be damaged, broken, chipped or cracked due to construction activities.
- A countertop shall not bow or warp in an amount equal to or exceeding $\frac{1}{16}$ " per lineal foot.
- Countertop material and backsplashes shall not delaminate and shall remain securely attached to the substrate.
- A seam in a laminate countertop or backsplash may be visible but shall not be separated or displaced. Seams damaged from water penetrations are not warrantable.

- A surface imperfection in a laminate countertop or a backsplash shall not be visible from a distance of 3' or more when viewed in normal light.

Doors and Windows

- A door or window shall not allow excessive infiltration of air or dust.
- When closed, a door or window shall not allow excessive accumulation of moisture inside the door or window. Some condensation on interior glass and frames should be expected when extreme temperature differences are occurring between the interior and exterior of the home. The homeowner shall keep weep holes on windows and doors free of dirt buildup and debris, thereby allowing water to drain properly. Most door and window assemblies are designed to open, close and weep moisture to allow condensation to drain outside.
- Glass in doors and windows shall not be broken due to improper installation or construction activities.
- A screen in a door or window shall fit properly and shall not be torn or damaged due to construction activities. A screen shall not have a gap equal to or exceeding ¼" between the screen frame and the window frame.
- There shall be no condensation between window and door panes in a sealed insulated glass unit.
- The homeowner shall not apply a tinted window film or coating to window or door panes in sealed insulated glass units.
- A door or window latch or lock shall close securely and shall not be loose or rattle.
- A door or window shall operate easily and smoothly and shall not require excessive pressure when opening or closing.
- A door shall be painted or stained according to the manufacturers' specifications.
- A double hung window shall not move more than 2" when put in an open position.
- The spacing between an interior door bottom and original floor covering, except closet doors, shall not exceed 1 ½" and shall be at least ½" above the floor. The spacing between an interior closet door bottom and original floor covering shall not exceed 2" and shall be at least ½" above the floor.
- A door shall not delaminate or split so that light from the other side is visible.
- A door shall open and close without binding, and remain in an open position without closing, unless movement is caused by airflow.
- A door shall not warp to the extent that it becomes inoperable. A warp in a door panel shall not equal or exceed ¼" from original dimension measured vertically, horizontally or diagonally from corner to corner.
- A metal door shall not be dented or scratched due to construction activities.

Drywall - Drywall repairs will be completed based on the following guidelines only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Please note that is not uncommon to experience drywall cracking and nail pops, not only during the first year, but for potentially several years to follow due to soil movement and continuous settling of the home. Drywall repairs beyond the first year are the responsibility of the homeowner and are not covered under the 10 year structural warranty.

- A drywall surface shall not have a crack that equals or exceeds 1/32" in width at any point along the length of the crack and shall not have surface imperfections such as blisters, cracked corner beads, excess joint compound or trowel marks that are visible from a distance of six feet or more in normal light.
- Crowning at a drywall joint shall not equal or exceed ¼" within a 12" measurement centered over the drywall joint.
- A drywall surface shall not be out of level (horizontal), plumb (vertical) or square (perpendicular at a 90 degree angle) such that there are variations in those measurements to wall or surface edges at any opening, corner, sill, shelf, etc. shall not equal or exceed 3/8" in any 32" measurement along the wall or surface.
- Nails or screws shall not be visible in a drywall surface from a distance of 6 feet under normal lighting conditions.

Ductwork

- Ductwork shall not make excessive noise. The flow of air, including its velocity, or the expansion of ductwork from heating and cooling may cause "ticking" or "crackling" sounds. In addition, a "banging" sound that may be heard as the HVAC turns on and off is likely the result of a slightly undersized filter. Return air grills are designed with adjustable prongs on the sides to accommodate for this common occurrence and to keep the filter in place. Adjusting for the size of a filter is considered homeowner maintenance.
- The homeowner shall not place any object on the ductwork.

Electrical Systems and Fixtures

- Excessive air infiltration shall not occur around electrical system components or fixtures.
- A fixture or trim plate shall not be chipped, cracked, dented, tarnished, blemished or stained due to construction activities.
- A fixture, electrical box or trim plate shall be installed in accordance with the **Code** and shall be plumb and level.
- Fixtures, such as lights, fans and appliances shall operate properly when installed in accordance with the manufacturer's specifications.
- A smoke detector shall operate according to the manufacturer's specifications and shall be installed in accordance with the **Code**.
- An exhaust fan shall operate within the manufacturer's specified noise level.

Exterior Concrete (Flatwork) including Patios, Driveways, Stairs or Walkways

- A crack shall not have vertical displacement equal to or in excess of ¼" or horizontal separation equal to or in excess of ¼.
- The finish (except for garages) shall not be excessively smooth so that the surface becomes slippery, and shall not contain a protruding object, such as a nail, rebar or wire mesh.

- A separation in an expansion joint shall not equal or exceed ½" vertically from an adjoining section or 1" horizontally, including joint material.
- A separation in a control joint shall not equal or exceed ¼" vertically or ½" horizontally from an adjoining section.
- Concrete stair tread width, riser height, landing size and stairway width shall comply with the **Code**. Handrails shall remain securely attached to concrete stairs. Tightening of screws/bolts is homeowner maintenance.
- Concrete stairs or stoops shall not settle or heave in an amount equal to or exceeding 3/8", and shall not separate from the home in an amount equal to or exceeding 1", including joint material.
- If a driveway has a negative slope due to site conditions, it shall have swales or drains properly installed to prevent water from entering into the garage in normal weather conditions.
- The homeowner shall not overwater or allow the surrounding soil to become excessively dry.
- The homeowner shall not allow heavy equipment to be placed on the concrete.

Exterior Siding

- Exterior siding shall be equally spaced and properly aligned. Horizontal siding shall not equal or exceed ½" off parallel with the bottom course or ¼" off parallel with the adjacent course from corner to corner.
- A siding end joint shall not have a gap that leaks or that equals or exceeds ¼" in width. Siding end joint gaps shall be caulked.
- A bow in siding shall not equal or exceed 3/8" out of line in a 32" measurement.
- Nails shall not protrude from the finished surface of siding, but nail heads may be visible on some products where allowed by the manufacturer's specifications.
- Siding shall not delaminate, shall not have a nail stain, shall not cup in an amount equal to or exceeding ¼" in a six foot run, and shall not have cracks or splits that equal or exceed 1/8" in width.
- Siding and siding knots shall not become loose or fall off. Rough wood sidings are an exception to this standard.

Exterior Trim

- **Caulking will be completed based on the following guidelines only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Maintaining exterior caulking for cracking that does not exceed these guidelines or cracking that occurs beyond the first year is considered homeowner maintenance.**
- A joint between two trim pieces shall not have a separation that leaks or is equal to or exceeding ¼" in width and all trim joints shall be caulked.
- Exterior trim and eave block shall not warp in an amount equal to or exceeding ½" in an eight foot run, shall not cup in an amount equal to or in excess of a ¼" in a six foot run, and shall not have cracks or splits equal to or in excess of 1/8" in average width.
- Trim shall not have nails that completely protrude through the finished surface of the trim, but nail heads may be visible on some products. Some products specify that the nails be flush with the trim surface. When these products are used, visible nail heads are not considered protruding nails as long as they are painted over and do not have a nail stain.

Fireplaces

- A refractory panel shall not crack or separate.
- The homeowner shall not use synthetic logs or other materials if not approved by the manufacturer.
- A fireplace door shall operate properly. Fireplace doors shall meet evenly and shall not be out of alignment from one another in an amount equal to or exceeding 1/8" in any direction.
- A fireplace shall not have a gas leak.
- Gas logs shall be positioned in accordance with the manufacturer's specifications. The homeowner shall not incorrectly reposition or relocate the logs after the original placement. The homeowner shall not place the logs in a manner that does not allow the flame to flow through the logs according to the manufacturer's specifications.
- A crack in masonry hearth or facing shall not be equal to or exceed ¼" in width.
- A firebox shall not have excessive water infiltration under normal weather conditions.

Fencing

- A fence shall not fall over and shall not lean in excess of 2" out of plumb due to construction activities.
- A wood fence board shall not be broken or become detached from the fence due to construction activities of the **Builder**.
- A masonry unit or mortar in a fence shall not be broken or loose.
- A crack in a masonry unit shall not occur. A crack in the mortar shall not equal or exceed 1/8" in width. **Please note that cracks in masonry fences or columns should be reported to the HOA, as they are maintained as a community feature and were not installed by Buffington Homes.**
- A masonry wall shall have adequate weep holes in the lowest course as required by the **Code** to allow see to pass through the wall.

Garage Doors

- A metal garage door shall not be dented or scratched due to construction activities.
- A garage door opener, if provided, shall operate properly in accordance with manufacturer's specifications.

- A garage door shall not allow excessive water to enter the garage and the gap around the garage door shall not equal or exceed ½" in width.
- A garage door spring shall operate properly and shall not lose appreciable tension, break or be undersized.
- A garage door shall remain in place at any open position, operate smoothly and not be off track.

Grading (Yard)

- Yards shall have grades and swales that provide for proper drainage away from the home in accordance with the **Code** or other governmental regulations.
- The homeowner shall maintain the drainage pattern and protect the grading contours from erosion, blockage, oversaturation or any other changes.
- The possibility of standing water for up to 48 hours, not immediately adjacent to the foundation but in the yard, after prolonged or an unusually heavy rainfall event should be anticipated by the homeowner.
- Settling or sinking of soil shall not interfere with the drainage patterns of the lot or have a vertical depth of six inches or more.

Grout

- Grout shall not deteriorate. Minor grout cracks should be expected as the home settles and weather conditions change throughout the year. **Grout cracks will be repaired only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Maintaining grout and grout caulk beyond the first year is considered homeowner maintenance.**
- Grout shall not change shade or discolor excessively due to construction activities.

Hard Surfaces, Including Ceramic Tile, Flagstone, Marble, Granite, Slate, Quarry Tile, Finished Concrete or Other Hard Surfaces

- A hard surface shall not leak, break or crack due to construction activities, and shall remain secured to the substrate.
- A surface imperfection in floor hard surfaces shall not be visible from a distance of 3' or more in normal light.
- A surface imperfection in non-floor hard surfaces shall not be visible from a distance of 2' or more in normal light.
- Color variations between field hard surfaces and trim hard surfaces should not vary excessively due to construction activities. Natural products such as flagstone, marble, granite, slate and other quarry tile will have color variation and size variations that may create irregular layouts or grout lines.
- The surfaces of two adjacent hard surfaces shall not vary in an amount equal to or exceeding 1/16" displacement at a joint, with the exception of transition trim pieces.
- Hard surface layout or grout line shall not be excessively irregular.
- Hard surface countertops shall be level to within ¼" in any 6' measurement.
- Hard surface floors located in a living space that is not otherwise designed for drainage, shall not have pits, depressions, or unevenness that equals or exceeds 3/8" in any 32 inches.

Hardware and Ironwork

- Hardware finishes shall not be tarnished, blemished, corroded or stained due to construction activities, unless the finish is installed as a specialty feature. The **Builder** is not responsible for tarnished, blemished, or stained hardware finishes that have been damaged by factors that are beyond the manufacturer's or the **Builder's** control such as the homeowner's use of abrasive pads or cleaners, harsh chemicals, alcohol, organic solvents or deterioration caused by exposure to outdoor elements such as salt air or humidity.
- Hardware shall function properly, without catching binding or requiring excessive force to operate.
- Hardware shall not be scratched, chipped, cracked or dented due to construction activities.
- Hardware shall be installed securely and shall not be loose. **It is not uncommon for hardware to become loose from normal use. It is a homeowner maintenance item to tighten hardware screws as needed. In addition, paint touch-up needed as a result of loose door hardware due to normal use is a homeowner responsibility.**
- The homeowner shall not exert excessive force on hardware.
- Interior ironwork shall not rust. The **Builder** is not responsible for ironwork finishes that rust due to factors that are beyond the manufacturer's or the **Builder's** control such as the homeowner's use of abrasive pads or cleaners, harsh chemicals, alcohol, organic solvents or deterioration caused by exposure to humidity. **Please note that rust on exterior ironwork is not covered as this is not uncommon due to exposure to weather elements.**

Heating, Cooling and Ventilation

- A condensation line shall not be obstructed due to construction activities. The homeowner shall periodically check for the free flow of condensate (water) from the line and clear the line when necessary.
- A drip pan and drain line shall be installed under a horizontal air handler as per the **Code**. The homeowner shall periodically check for the free flow of condensate (water) from the line and clear the line when necessary.
- Insulation shall completely encase the refrigerant line according to **Code**. The homeowner shall ensure that insulation on the refrigerant line is not damaged or cut due to home maintenance or landscape work.

- An exterior compressor unit shall be installed on a stable pad that supports the unit and is no more than 1" out of level. The bottom of the exterior compressor unit support shall not be below ground level. The homeowner shall ensure that settlement of the exterior compressor unit pad does not occur due to home maintenance, landscape work or excessive water from irrigation.

Insulation

- Insulation shall be installed in the walls, ceilings and floors of a home in accordance with the building plan and specifications and the **Code**.
- Blown insulation in the attic shall not displace or settle so that it reduces the R-value below manufacturer's specifications, the building plans and the **Code**.
- A gap equal to or in excess of ¼" between insulation batts or a gap between insulation batts and framing members is not permitted.
- Insulation shall not cover or block a soffit vent to the extent that it blocks the free flow of air.

Interior Trim - Trim caulking repairs will be completed based on the following guidelines only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Maintaining interior caulking for cracking that does not exceed these guidelines or cracking that occurs beyond the first year is considered homeowner maintenance.

- An interior trim joint separation shall not equal or exceed 1/8" in width or shall not separate from adjacent surfaces equal to or in excess of 1/8" and all joints shall be caulked or puttied.
- The interior trim shall not have surface damage, such as scratches, chips, dents, gouges, splits, cracks, warping or cupping that is visible from a distance of 6' or more in normal light due to construction activities.
- A hammer mark, nail or nail hole on interior trim shall not be visible from a distance of 6' or more when viewed in normal light.

Irrigation Systems

- An irrigation system shall not leak, break or clog due to construction activities.
- An irrigation system shall be installed such that sprinkler coverage shall be complete and water shall not spray an unintended area due to construction activities.
- The irrigation system control shall operate in accordance with manufacturer's specifications.
- The **Builder** shall provide the homeowner with instructions on the operation of the irrigation system at closing.

Masonry - The standards set forth in this subsection do not apply to natural stone products. Masonry mortar repairs will be completed based on the following guidelines only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Please note that it is not uncommon to experience cracking in mortar, not only during the first year, but for potentially several years to follow due to soil movement and continuous settling of the home. Masonry and mortar crack repairs beyond the first year are the responsibility of the homeowner and are not covered under the 10 year structural warranty.

- A masonry wall shall not bow in an amount equal to or in excess of 1" when measured from the base to the top of the wall.
- A masonry unit or mortar shall not be broken or loose, shall not deteriorate, and shall not have dirt, stain or debris on the surface due to construction activities.
- A masonry mortar crack shall not equal or exceed 1/8" in width.
- A gap between masonry and adjacent material shall not equal or exceed ¼" in average width and all such gaps shall be caulked.
- Mortar shall not obstruct a functional opening, such as a vent, weep-hole or plumbing cleanout. The homeowner shall not put any material into weep-holes. Weep-holes are an integral part of the wall drainage system and must remain unobstructed.

Mirrors, Interior Glass and Shower Doors

- A mirror, interior glass or shower door shall not be loose and shall be securely mounted or attached to the supporting surface.
- Fixtures, such as towel bars or door handles, shall be securely mounted.
- A mirror, interior glass or shower door shall not be damaged due to construction activities.
- A shower door shall not leak.
- Imperfections in a mirror or shower door shall not be visible from a distance of 2' or more when viewed in normal light.
- When opening and closing, a shower door shall operate easily and smoothly without requiring excessive pressure.

Painting, Caulking and Stain - Caulking repairs will be completed based on the following guidelines only ONE TIME during the one year warranty period in order to allow the home time to properly settle. Maintaining interior caulking for cracking that does not exceed these guidelines or cracking that occurs beyond the first year is considered homeowner maintenance.

- Interior caulking, paint, or stain shall not deteriorate or crack excessively.
- Paint or stain shall not have excessive color, shade or sheen variation. This standard shall not apply to stained woodwork.
- Paint shall cover all intended surfaces so that unpainted areas shall not show through paint when viewed from a distance of 6' in normal light.
- Paint overspray shall not exist on any surface for which it was not intended.
- Interior varnish, polyurethane or lacquer finish shall not deteriorate. Exterior varnish, polyurethane or lacquer finishes that are subject to direct sunlight are excluded from this standard.

- Interior painted, varnished or finished surface shall not be scratched, dented, nicked or gouged due to construction activities.
- A paint product shall perform as represented by the manufacturer to meet manufacturer's specifications for washability and/or scrubability.

Pest Control

- Eave returns, truss blocks, attic vents and roof vent openings shall not allow rodents, birds, and other similar pests into home or attic space.

Pipes and Vents

- A sewer gas odor originating from the plumbing system shall not be detectable inside the home under conditions of normal residential use.
- The homeowner shall keep plumbing traps filled with water.
- A vent stack shall be free from blockage and shall allow odor to exit the home.
- A water pipe shall not make excessive noise such as banging or hammering repeatedly. A water pipe subject to expansion or contraction of the pipe as warm or cool water flows through the pipe may cause a "ticking" sound temporarily. The standard stated in paragraph (3) of this subsection of the warranty booklet does not require a **Builder** to remove all noise attributable to water flow and pipe expansion.
- An appliance shall be vented according to the manufacturer's specifications. Back draft dampers shall be installed and function according to the manufacturer's specifications.

Plumbing Fixtures

- A fixture surface shall not have a chip, crack, dent or scratch due to construction activities.
- A fixture shall not have tarnish, blemishes or stains unless installed as a specialty feature. Fixture finishes that are tarnished, blemished or stained due to high iron, manganese or other mineral content in water are excluded from this standard.
- A fixture or fixture fastener shall not corrode. A **Builder** is not responsible for corrosion caused by factors beyond the manufacturer's or the **Builder's** control, including the homeowner's use of corrosive chemicals or cleaners or corrosion caused by water content.
- Fixtures shall be secure and not loose. The homeowner shall not exert excessive force on a fixture.
- A fixture stopper shall operate properly and shall retain water in accordance with the manufacturer's specifications.
- The toilet equipment shall not allow water to run continuously. If toilet equipment allows water to run continuously, the homeowner shall shut off the water supply or take such action as is necessary to avoid damage to the home.
- A toilet shall be installed and perform in accordance with the manufacturer's specifications. In the event of water spillage, the homeowner shall shut off the water supply and take such action as is necessary to avoid damage to the home.
- A tub or shower pan shall not crack or squeak excessively.
- A water heater shall be installed and secured according to the manufacturer's specifications and the **Code**.
- A waste disposal unit shall be installed and operate according to the manufacturer's specifications.
- A faucet or fixture shall not drip or leak. This standard does not include drips or leaks due to debris or minerals from the water source, unless it is due to construction activities.

Roofs and Gutters

- The roof, vent, louver or other installed attic opening shall not leak, and flashing shall prevent water penetration.
- The Builder/Seller shall not be responsible for leaks caused by extreme weather. Shingles, tiles, metal or other roofing materials shall not become loose or fall off in wind speeds less than those set forth in the manufacturer's specifications.
- A roof tile shall not be cracked or broken. No shingle shall be broken so that it detracts from the overall appearance of the home.
- A pipe, vent, fireplace or other object designed to penetrate the roof shall not be located within the area of roof valley centerline without proper "cricketing" or other Code-approved water diversion methods.
- A gutter or downspout shall not leak or retain standing water. Overflow may occur due to excessive rain events.

Shelving

- The length of a closet rod shall not be shorter than the actual distance between the end supports in an amount equal to or exceeding $\frac{1}{4}$ ".
- The length of a shelf shall not be shorter than the actual distance between the supporting walls by an amount equal to or exceeding $\frac{1}{4}$ ". End supports shall be securely mounted.

Stucco

- Stucco surfaces shall not be excessively bowed, uneven, wavy, broken, loose, deteriorate excessively, or have cracks that equal or exceed $\frac{1}{8}$ " in width at any point along the length of the crack.

- Stucco shall not have dirt, stain or debris on surface due to construction activities, and shall not have imperfections that are visible from a distance of 6' under normal lighting conditions that disrupt the overall uniformity of the finished pattern.
- The lath shall not be exposed and separation between the stucco joints shall not equal or exceed 1/16" in width.
- A separation between a stucco surface and adjacent material shall not equal or exceed ¼" in width and all separations shall be caulked.
- Stucco shall not obstruct a functional opening, such as a vent, weep-hole or plumbing cleanout.
- Stucco screed shall have a minimum clearance of at least 4" above the soil or landscape surface and at least 2" above any paved surface.
- The Builder shall not be responsible for repairing cracks in stucco caused by the homeowner's actions, including the attachment of devices to the stucco surface, such as, but not limited to, patio covers, plant holders, awnings and hose racks.
- The homeowner shall not allow water from irrigation systems to contact stucco finishes excessively.

Subfloors and Stairs

- Subflooring shall not have excessive humps, ridges, depressions or slope within that equals or exceeds 3/8" in any 32" direction.
- Stair steepness and dimensions such as tread width, riser height, landing size and stairway width, shall comply with the **Code**.
- Under normal residential use, stairs and subfloors shall not make excessive squeaking or popping sounds.
- Subfloors shall not delaminate or swell to the extent that it causes observable physical damage to the floor covering or visually affects the appearance of the floor covering.

Vinyl Flooring

- Vinyl flooring shall be installed square to the most visible wall and shall not vary by ¼" in any 6' run.
- The seam alignment in vinyl flooring shall not vary such that the pattern is out of alignment in an amount that equals or exceeds 1/8".
- Vinyl flooring shall remain securely attached to the foundation and shall not have a depression that equals or exceeds ½" in any 6' run.
- A vinyl floor shall not have a ridge that equals or exceeds ½" when measured as provided in this paragraph. The ridge measurement shall be made by measuring the gap created when a 6' straight edge is placed tightly 3" on each side of the defect and the gap is measured between the floor and the straight edge at the other end.
- Vinyl flooring shall not be discolored, stained, spotted, scratched, gouged, cut, or torn due to the construction activities.
- Vinyl flooring shall not be torn due to construction activities.
- Debris, subfloor seams, nails and/or screws shall not be detectable under the vinyl floor from a distance of 3' or more in normal light.
- Subflooring shall not cause vinyl flooring to rupture.
- A seam in vinyl flooring shall not have a separation that equals or exceeds 1/16" in width. Where dissimilar materials abut, there shall not be a gap equal to or greater than 1/8".

Walls and Ceilings

- Walls shall not bow or have depressions that equal or exceed ¼" out of line within any 32" horizontal measurement as measured from the center of the bow or depression or ½" within any 8' vertical measurement.
- Walls shall be level, plumb and square to all adjoining openings or other walls within 3/8" in any 32" measurement.
- A ceiling shall not bow or have depressions that equal or exceed ½" out of line within a 32" measurement as measured from the center of the bow or depression running parallel with a ceiling joist.
- A crack in a beam or a post shall not equal or exceed ½" in width at any point along the length of the crack.
- A nonstructural post or beam shall not have a warp or twist equal or exceeding 1" in 8' of length.
- Exterior sheathing shall not delaminate or swell.
- The homeowner shall not make penetrations in the exterior finish of a wall that allows moisture to come in contact with the exterior sheathing.

Wood Flooring

- Wood flooring shall not have excessive humps, depressions or unevenness that equals or exceeds 3/8" in any 32" direction within any room.
- Wood flooring shall remain securely attached to the foundation or subfloor unless the wood flooring is designed to be installed without nails, glue, adhesives or fasteners.
- Wood flooring shall not have open joints and separations that equal or exceed 1/8". These standards do not apply to non-hardwood species that contain greater moisture and may shrink after installation or structural floors designed to serve as the finished floor.
- Strips of floorboards shall not cup in an amount that equals or exceeds 1/16" in height in a 3" distance when measured perpendicular to the length of the board. This standard does not apply to non-hardwood species that typically shrink after installation or structural floors designed to serve as the finished floor.
- Unless installed as a specialty feature, wood flooring shall not have excessive shade changes or discoloration due to the construction activities of the **Builder**.
- Unless installed as a specialty feature, wood flooring shall not be stained, spotted or scratched due to construction activities.

TWO YEAR SYSTEMS WARRANTY

Plumbing, Electrical, and HVAC systems have one additional year of coverage provided by your 2-10 Warranty. The performance standards noted below explain what is expected during the second year of coverage.

Electrical System

- Electrical wiring installed inside the home shall be installed in accordance with the Code and any other applicable electrical standards and shall function properly from the point of demarcation, as determined by the respective utility. The Builder/Seller shall not be responsible for utility improvements from the meter/demarcation point to the utility poles or the transformer.
- Electrical wiring shall be capable of carrying the designated load as set forth in the Code.
- The electrical panel and breakers shall have sufficient capacity to provide electrical service to the home during normal residential usage such that a circuit breaker shall not trip and fuses shall not blow repeatedly under normal residential electric usage.
- Electrical outlets with ground fault interrupters shall be installed and operate in accordance with the Code and manufacturer's specifications. The homeowner shall not plug appliances that require constant electrical flow, such as refrigerators and freezers, into an outlet with a ground fault interrupter.
- An outlet, doorbell, switch, fixture, electrical box, or trim plate shall be installed in accordance with the manufacturer's specifications and the Code, shall operate properly when installed in accordance with the manufacturer's specifications and the Code, and shall be properly secured to the supporting surface.
- A light shall not dim, flicker or burn out repeatedly under normal circumstances. A lighting circuit shall meet the Code.
- Wiring or outlets for cable television, telephone, Ethernet or other services shall be installed in accordance with the Code and any applicable manufacturer's specifications.
- Builder is not responsible for the failure of wiring or other utility service connectors or conduits that begin before the point at which the service enters the home.

Plumbing System

- Pipes shall be installed and insulated in accordance with the Code and manufacturer's specifications. If a water pipe bursts, unless such bursts are caused by freezing temperatures, the Builder/Seller shall take such action as is necessary to bring the variance within the standard state. The homeowner is responsible for insulating and protecting exterior pipes and hose bibs from freezing weather and for maintaining a reasonable temperature in the home during periods of extremely cold weather. The homeowner is responsible for maintaining a reasonable internal temperature in a home regardless of whether the home is occupied or unoccupied.
- A water pipe shall not leak. The homeowner shall shut off water supply immediately if such is required to prevent further damage to the home from a leak.
- A gas pipe shall not leak, including natural gas, propane or butane gas. If a gas pipe is leaking, the homeowner shall shut off the source of the gas if the homeowner can do so safely.
- Water pressure shall not exceed 80 pounds per square inch in any part of the water supply system located inside the home. Minimum static pressure at the building entrance for either public or private water service shall be 40 pounds per square inch in any part of the water supply system. This standard assumes the public or community water supply reaches the home side of the meter at 40 pounds per square inch. The Builder/Seller is not responsible for water pressure variations originating from the water supply source.
- A sewer, drain, or waste pipe shall not become clogged or stopped up due to construction activities. The homeowner shall shut off water supply immediately if such is required to prevent further damage to the home.

HVAC System

- A refrigerant line shall not leak. Condensation on a refrigerant line is not a leak.
- A heating system shall produce an inside temperature of at least 68 degrees Fahrenheit as measured two feet from the outside wall of a room at a height of three feet above the floor under local outdoor winter design conditions as specified in the Code. Temperatures may vary up to 4 degrees Fahrenheit between rooms. The homeowner's changes made to the size or configuration of the home, the heating system or the ductwork shall negate the Builder/Seller's responsibility to take measures to meet this performance standard.
- An air conditioner system shall produce an inside temperature of at most 78 degrees Fahrenheit as measured in the center of a room at height of five feet above the floor, under local outdoor summer design conditions as specified in the Code. This standard does not apply to evaporative or other alternative cooling systems or if the homeowner makes changes to the size or configuration of the home, the air conditioning system or the ductwork. Internal temperatures may vary up to 4 degrees Fahrenheit between rooms.

- A thermostat reading shall not differ by more than 4 degrees Fahrenheit from the actual room temperature taken at a height of five feet above the floor in the center of the room where the thermostat is located. The stated performance standard is related to the accuracy of the thermostat and not to the performance standard of the room temperature.
- Heating and cooling equipment shall be installed and secured according to the manufacturer's instructions and specification and shall not move excessively.
- A vent, grill or register shall operate easily and smoothly when applying normal operating pressure.
- A vent, grill or register shall be installed in accordance with the Code and manufacturer's instructions and specifications and shall be secured to the underlying surface.
- Ductwork shall be insulated in unconditioned areas according to Code.
- Ductwork shall be secured according to the manufacturer's instructions and specifications and it shall not move excessively.
- Ductwork shall be sealed and shall not separate or leak in excess of the standards set by the Code.

10 YEAR STRUCTURAL WARRANTY

Several structural elements are covered by the 10 Year Structural warranty. The performance standards noted below explain what is covered under the structural warranty. Please note that for the items listed below, the Warranty Insurer, not the builder, shall take such action as is necessary to repair, reinforce or replace such structural component to restore the structural integrity of the home or the performance of the affected structural system. If an item is not listed below, it does not fall under the structural warranty coverage. Please refer to Section II B of your Professional Warranty Service Corporation booklet for an abbreviated list of items covered and not covered under this warranty. Questions regarding your PWSC warranty or claims should be directed to 1-800-850-2799.

Slab Foundations

- Slab foundations should not move differentially after they are constructed, such that a tilt or deflection in the slab in excess of the standards defined below arises from post-construction movement. The protocol and standards for evaluating slab foundations shall follow the ASCE Guidelines with the following modifications:
- Overall deflection from the Original Construction Elevations shall be no greater than the overall length over which the deflection occurs divided by 360 (L/360) and must not have more than one associated symptom of distress, as described in Section 5 of the ASCE Guidelines, that results in actual observable physical damage to the home. L shall be defined as the edge to edge distance across any slab cross-section for which overall deflection is calculated. Calculations of overall deflection shall be based upon the change in elevation at each point for which an Original Construction Elevation was taken.
- The slab shall not tilt after construction in excess of one percent across any overall dimension of the home or cause structural component(s) or masonry veneer to rotate into a structurally unstable position such that the weight vector of the component part falls outside the middle third of its bearing area. Calculations of overall tilt shall be based upon the change in elevation at each point for which an Original Construction Elevation was taken.
- If measurements and associated symptoms of distress show that a slab foundation does not meet the deflection or tilt standards, a third party inspector's **recommendation shall be based on the appropriate remedial measures as described in Section 7 of the ASCE Guidelines.**

Structural Components

- A defined structural component shall not crack, bow, become distorted or deteriorate, such that it compromises the structural integrity of a home or the performance of a structural system of the home resulting in actual observable physical damage to a component of the home.
- A structural component shall not deflect more than the ratios allowed by the Code.
- A structural component shall not be so damaged that it compromises the structural integrity or performance of the affected structural system.

- A structural component shall not separate from a supporting member more than 3/4 of an inch or such that it compromises the structural integrity or performance of the system. A structural component shall not separate from a supporting member more than 3/4 of an inch or be separated such that it compromises the structural integrity or performance of a structural system of the home.
- A structural component shall function as required by the Code.

Home Owner: _____

Date: _____

Home Owner: _____

Date: _____

SHAR Agent: _____

Date: _____

Superintendent: _____

Date: _____