



JACKSONVILLE DIVISION
NON-WARRANTABLE CONDITIONS

Various conditions may arise in your home which are not preventable and therefore not warranted by Lennar Homes, Inc.. In addition, conditions occurring due to misuse or neglect are not warrantable. The items listed below will help you to recognize these conditions before they arise and enable you to prevent or correct them. The homeowner may be billed for service calls for non-warrantable items.

1. **Stoppages** - Plumbing back-up and stoppages beyond 30 days after closing are not warranted. Flushing anything other than toilet tissue or that which has been ingested will lead to clogged plumbing pipes. Water saving 1.6 gallon toilets are a federal requirement and may not be changed or modified. Overloading your water saving toilet with toilet tissue will create stoppages.
2. **Leaky faucets** - Faucets should be in good working order at the time of your final inspection. Do not use force in turning off faucets and check aerators (filters) regularly for residue buildup.
3. **Cracks in sheet rock and stucco surfaces** - Cracks due to settlement, shrinkage, etc. may appear during the "drying out" process of your new home. This is a normal occurrence and can be easily corrected by filling in the cracks with Dap and painting.
4. **Cracks in concrete** - Porches, patios, foundations, walks, and drives can develop minor cracks due to concrete's characteristics of expanding and contracting, or that of the soil on which it was laid. There are no known methods for eliminating this condition.
5. **Cracks in applied decorative materials** - Minor cracks or loss of grouting may occur in ceramic wall tile. Also cracks may appear in grout joints of ceramic wall tile. Minor opening in joints of resilient flooring, hardwood, vinyl, etc. may also occur. In the event cracking occurs, you have both bath tile and floor tile left in your home. Please verify this prior to closing.
6. **Paver and roof tile / shingle discoloration** - Brick and tile may discolor due to the elements, rain run-off, and weathering of its innate materials. Lennar Homes Inc. cannot guarantee the dye lot of the pavers or roof tile/shingles for repairs.
7. **Mirror defects** - Top quality mirrors have been used in your home. Possible defects such as waves in glass, scratches, and silvering failure would have been obvious on your pre-move-in inspection. Mirror silvering can be affected by steam or oil. Take care not to touch the silvering with cleaning compounds or oil.
8. **Paint items** – You are provided paint vouchers from Sherwin Williams. Any paint touch ups are the homeowners' responsibility. If you have any paint items that need addressed they will need to be documented to our representative before move in.
9. **Mildew**- whether interior or exterior, is a natural occurrence and is a maintenance responsibility of each homeowner.
10. **Caulking**- Caulking of tubs, tile, countertops, baseboards, and exterior areas such as windows and woodwork is not warrantable. Caulking is not a permanent sealant and must be maintained by the homeowner. Failure to maintain caulking may result in non-warrantable leak damage to other components of the home.
11. **Grading**- Your yard has been graded to comply with drainage requirements and should not be altered. Swale areas must be maintained to keep water from ponding. During heavy rain periods, the swale areas may retain some water on a short term basis. This is by design so that water is drained away from the homes.

Community

Homesite

TLC Representative Date
Lennar Homes Inc.

Homeowner Signature Date