

SECTION VIII. CONSTRUCTION PERFORMANCE GUIDELINES

A. WORKMANSHIP AND DISTRIBUTION SYSTEMS WARRANTIES

The following **Construction Performance Guidelines** apply only to the workmanship and distribution systems warranties and represent the standards of construction quality your home should meet. Items that fail to meet these **Construction Performance Guidelines** require corrective action by your **builder/seller**. Your **builder/seller** will make a good faith effort to match and replace with your original choice of colors and materials, except where you custom-ordered the items. Your **builder/seller** cannot be responsible for discontinued items, changes in dye lots, colors or patterns, items ordered outside of the original construction or normal wear and deterioration.

The **Construction Performance Guidelines** in this booklet are based on the *National Association of Home Builders Residential Construction Performance Guidelines, Fifth (5th) Edition*.

B. MEASUREMENTS

To determine whether cracks, open joints, separations or gaps are within the **Construction Performance Guidelines**, you can use a steel rule or tape measure. The edges of U.S. coins can also be used for approximate measurements as follows:

Dime = approximately 1/32 inch

Quarter = approximately 1/16 inch

To measure bow, out of plumb and levelness, you can use either a 32 inch level or adapt the more common 48 inch carpenter's level.

TABLE OF CONTENTS

FOR CONSTRUCTION PERFORMANCE GUIDELINES

1	Site Work	15
2	Foundation and Concrete	16
3	Masonry	17
4	Carpentry and Framing	18
5	Thermal and Moisture Protection	20
6	Doors and Windows	24
7	Finishes	26
8	Specialties	31
9	Cabinets, Vanities and Countertops	31
10	Mechanical	33
11	Electrical Components	35
12	Mechanical Systems	36
13	Electrical Systems	37



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE



1. SITEWORK

1.1 GRADING

Deficiency	Settling of ground around foundation, utility trenches or other areas on the property where excavation and backfill have taken place that affect drainage away from home.
Construction Performance Guidelines	Settling of ground around foundation walls, utility trenches or other filled areas that exceeds a maximum of 6 inches from finished grade established by builder/seller .
Builder/Seller Responsibility	If builder/seller has provided final grading, builder/seller shall fill settled areas affecting proper drainage, one time only, during the workmanship warranty term . You are responsible for removal and replacement of shrubs and other landscaping affected by placement of the fill.
Exclusions	None.

1.2 DRAINAGE

Deficiency	Improper surface drainage.
Construction Performance Guidelines	Necessary grades and swales shall be established to provide proper drainage away from the home. Site drainage, under the limited warranty, is limited to grades and swales within 10 feet of the foundation of the home. Standing or ponding water shall not remain in these areas for a period longer than 24 hours after a rain, except in swales that drain from adjoining properties or where a sump pump discharges. In these areas, an extended period of 48 hours is to be allowed for water to dissipate. The possibility of standing water after an unusually heavy rainfall should be anticipated and is not to be considered a deficiency. No grading determination is to be made while there is frost or snow or when the ground is saturated.
Builder/Seller Responsibility	Initially establish the proper grades, swales and drainage away from home. You are responsible for maintaining such grades and swales once constructed by the builder/seller . Builder/Seller is not responsible for drainage deficiencies attributable to grading requirements imposed by state, county or local governing agencies.
Exclusions	Standing or ponding water outside of defined swales and beyond 10 feet from the foundation of the home, or that is within 10 feet but is caused by unusual grade conditions, or retention of tree areas, is not considered a deficiency. Standing or ponding water caused by changes in the grade or placement of sod, fencing or any other obstructions by you are excluded from limited warranty coverage.

Deficiency	Soil Erosion.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None. Builder/Seller is not responsible for soil erosion due to acts of God, weather conditions, property alterations by you, construction on adjacent properties, utility company's work or other conditions beyond the builder/seller's control.
Exclusions	Soil erosion and runoff caused by failure of you to maintain the properly established grades, drainage structures and swales; stabilized soil, sodded, seeded and landscaped areas; are excluded from limited warranty coverage.

Deficiency	Grassed or landscaped areas that are disturbed or damaged due to work performed by builder/seller on the property in correcting a deficiency.
Construction Performance Guidelines	Landscaped areas that are disturbed during repair work are deficiencies.
Builder/Seller Responsibility	Restore grades, seed and landscape to meet original condition. Builder/Seller is not responsible for grassed or landscaped areas that are damaged by others, including any work performed by public or private utility companies.
Exclusions	Replacement of trees and large bushes that existed at the time home was constructed or those added by you after occupancy or those that subsequently die are excluded from limited warranty coverage.



2. FOUNDATION AND CONCRETE

2.1 CAST-IN-PLACE CONCRETE

Deficiency	Basement or foundation wall cracks, other than expansion or control joints.
Construction Performance Guidelines	Concrete cracks greater than 1/4 inch in width, or that allow exterior water to leak into basement, are deficiencies.
Builder/Seller Responsibility	Repair non-structural cracks by surface patching. These repairs should be made toward the end of the first year of limited warranty coverage to permit normal stabilizing of the home by settling.
Exclusions	Shrinkage cracks are not unusual and are inherent in the concrete curing process.
Deficiency	Cracking of basement floor.
Construction Performance Guidelines	Minor cracks in concrete basement floors are common. Cracks exceeding 1/4 inch in width or 3/16 inch in vertical displacement are deficiencies.
Builder/Seller Responsibility	Repair cracks exceeding maximum tolerance by surface patching, or other methods, as required.
Exclusions	None.
Deficiency	Cracking of attached garage floor slab.
Construction Performance Guidelines	Cracks in concrete garage floor greater than 3/16 inch in width or 3/16 inch in vertical displacement are deficiencies.
Builder/Seller Responsibility	Repair excessive cracks in the slab by filling, chipping out and surface patching or other suitable method to meet the Construction Performance Guidelines . Repaired area may not match the existing floor in color and texture.
Exclusions	Builder/Seller is not responsible for failure to match existing floor in color and texture due to the nature of the material.
Deficiency	Settlement, heave or separation of garage floor slab.
Construction Performance Guidelines	Concrete garage floor should not settle, heave or separate in excess of 1 inch from the structure.
Builder/Seller Responsibility	Make a reasonable and cost effective effort to meet the Construction Performance Guidelines .
Exclusions	None.
Deficiency	Cracks in concrete slab-on-grade floors, with finish flooring.
Construction Performance Guidelines	Cracks that rupture or significantly impair the appearance or performance of the finish flooring material are deficiencies.
Builder/Seller Responsibility	Repair cracks as required so as not to be apparent when the finish flooring material is in place. Repair or replace finish flooring.
Exclusions	None.
Deficiency	Uneven concrete floor slabs.
Construction Performance Guidelines	Except for basement floors, or where a floor or a portion of floor has been designed for specific drainage purposes, concrete floors in rooms finished for habitability by builder/seller shall not have pits, depressions or area of unevenness exceeding 3/8 inch in 32 inches.
Builder/Seller Responsibility	Repair/replace to meet the Construction Performance Guidelines . Where applicable, surface patching is an accepted method of repair. Reinstall or replace any finish flooring material as necessary.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

2.1 CAST-IN-PLACE CONCRETE CONTINUED

Deficiency	Interior concrete work is pitting, scaling or spalling.
Construction Performance Guidelines	Interior concrete surfaces that disintegrate to the extent that aggregate is exposed and loosened under normal conditions of use are deficiencies.
Builder/Seller Responsibility	Repair/replace to meet the Construction Performance Guidelines . Where applicable, surface patching is an accepted method of repair. Reinstall or replace any finish flooring material as necessary.
Exclusions	None.
Deficiency	Efflorescence is present on surface of basement floor.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None. This is a normal condition.
Exclusions	None.
Deficiency	Separation of brick or masonry edging from concrete slab or step.
Construction Performance Guidelines	It is common for the joint to crack between concrete and masonry due to the dissimilarity of the materials. Cracks in excess of 1/4 inch are a deficiency.
Builder/Seller Responsibility	Grout crack fully and reset loose masonry where required. Replacement of masonry material, if required, shall match the existing as closely as possible.
Exclusions	None.
Deficiency	Settling, heaving or separation of stoops and steps.
Construction Performance Guidelines	Stoops and steps that have settled, heaved or separated in excess of 1 inch from home are a deficiency.
Builder/Seller Responsibility	Make a reasonable and cost effective effort to meet the Construction Performance Guidelines .
Exclusions	None.

2.2 CONSTRUCTION AND CONTROL JOINTS

Deficiency	Separation or movement of concrete slabs within the structure at construction and control joints.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Concrete slabs are designed to move at construction and control joints. Control joints are placed in concrete for the purpose of encouraging cracking to take place at the joints instead of random locations.

3. MASONRY

3.1 UNIT MASONRY (BRICK, BLOCK AND STONE)

Deficiency	Cracks in masonry, brick or stone veneer.
Construction Performance Guidelines	Small hairline cracks resulting from shrinkage are common in mortar joints of masonry construction. Cracks greater than 1/4 inch in width or are visible from a distance in excess of 20 feet are deficiencies.
Builder/Seller Responsibility	Repair cracks that exceed 1/4 inch by tuck pointing and patching. These repairs should be made toward the end of the first year of limited warranty coverage to permit home to stabilize and normal settlement to occur. Builder/Seller is not responsible for color variations between existing and new mortar.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

3.1 UNIT MASONRY (BRICK, BLOCK AND STONE) CONTINUED

Deficiency	Cracks in concrete block basement walls.
Construction Performance Guidelines	Small shrinkage cracks that do not affect the structural ability of masonry foundation walls are not unusual. Cracks 1/4 inch or greater in width are deficiencies.
Builder/Seller Responsibility	Investigate to determine cause. Builder/Seller shall take the necessary steps to remove the cause and make repairs by pointing and patching, reinforcement or replacement of the defective courses.
Exclusions	None.
Deficiency	Concrete block basement wall is bowed.
Construction Performance Guidelines	Block concrete walls shall not bow in excess of 1 inch in 8 feet when measured from the base to the top of the wall.
Builder/Seller Responsibility	Repair basement walls that are bowed in excess of 1 inch in 8 feet.
Exclusions	None.

3.2 STUCCO AND CEMENT PLASTER

Deficiency	Cracking or spalling of stucco and cement plaster.
Construction Performance Guidelines	Hairline cracks in stucco or cement plaster are common especially if applied directly to masonry backup. Cracks greater than 1/8 inch in width or spalling of the finish surfaces are deficiencies.
Builder/Seller Responsibility	Scrape out cracks and spalled areas, one time only, during the workmanship warranty term . Fill with cement plaster or stucco to match finish and color as close as possible.
Exclusions	Builder/Seller is not responsible for failure to match color or texture due to the nature of material.
Deficiency	Separation of coating from base on exterior stucco wall.
Construction Performance Guidelines	The coating shall not separate from the base on an exterior stucco wall.
Builder/Seller Responsibility	Repair areas where the coating has separated from the base.
Exclusions	Builder/Seller is not responsible for failure to match color or texture due to the nature of the material.

4. CARPENTRY AND FRAMING

4.1 PLYWOOD AND JOISTS

Deficiency	Wood subfloor squeaks or seems loose.
Construction Performance Guidelines	Loud and objectionable squeaks caused by improper installation or loose subfloor are deficiencies, but a totally squeak-proof floor cannot be guaranteed.
Builder/Seller Responsibility	Refasten any loose subfloor or take other corrective action to reduce squeaking to the extent possible within reasonable repair capability, without removing floor and ceiling finishes.
Exclusions	Floor squeaks may occur when a subfloor that has come loose from the joists is deflected by the weight of a person and rubs against the nails that hold it in place. Squeaks may also occur when one joist is deflected while the other members remain stationary. The Construction Performance Guidelines require the builder/seller to make a reasonable attempt to eliminate squeaks without requiring removal of floor and ceiling finishes, nailing loose subflooring with casing nails into the carpet surface and countersinking the head is an acceptable practice.
Deficiency	Uneven wood framed floors.
Construction Performance Guidelines	Wood floors shall not have more than a 1/4 inch ridge or depression within any 32 inch measurement.
Builder/Seller Responsibility	Correct or repair to meet the Construction Performance Guidelines .
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

4.1 PLYWOOD AND JOISTS CONTINUED

Deficiency	Bowed stud walls or ceilings.
Construction Performance Guidelines	All interior and exterior frame walls or ceilings have slight variations on the finish surfaces. Walls or ceilings that are bowed more than 1/2 inch within a 32 inch horizontal measurement or 1/2 inch within any 8 foot vertical measurement are deficiencies.
Builder/Seller Responsibility	Exterior and interior frame walls or ceilings bowed in excess of the allowable standard shall be corrected to meet the allowances of the Construction Performance Guidelines .
Exclusions	None.
Deficiency	Wood frame walls out of plumb.
Construction Performance Guidelines	Wood frame walls that are more than 3/8 inch out of plumb for any 32 inch vertical measurement are a deficiency.
Builder/Seller Responsibility	Make necessary repairs to meet the Construction Performance Guidelines .
Exclusions	None.
Deficiency	Wood beam or post is split.
Construction Performance Guidelines	Beams or posts, especially those 2 1/2 inches or greater in thickness, will sometimes split as they dry subsequent to construction. Splits exceeding 3/8 inch in width and more than 4 inches in length are deficiencies.
Builder/Seller Responsibility	Repair or replace as required. Filling splits is acceptable to have structural members meet the guideline.
Exclusions	Some characteristics of drying wood are beyond the control of the builder/seller and cannot be prevented.
Deficiency	Exterior sheathing and subflooring that delaminates or swells.
Construction Performance Guidelines	Sheathing and subflooring delaminating or swelling on the side that the finish material has been applied is a deficiency.
Builder/Seller Responsibility	Repair or replace subflooring or sheathing as required. Replacement of the finish materials, when necessary, shall be done to match the existing finish as closely as possible.
Exclusions	None.
Deficiency	Wood floor is out of square.
Construction Performance Guidelines	The diagonal of a triangle with sides of 12 feet and 16 feet along the edges of the floor shall be 20 feet plus or minus 1/2 inch.
Builder/Seller Responsibility	Make necessary modifications to any floor not complying with the Construction Performance Guidelines .
Exclusions	None.

4.2 FINISH CARPENTRY

Deficiency	Unsatisfactory quality of finished exterior trim and workmanship.
Construction Performance Guidelines	Joints in excess of 1/4 inch between exterior trim elements and siding or masonry are deficiencies. In all cases, the exterior trim abutting masonry siding shall be capable of performing its function to exclude the elements.
Builder/Seller Responsibility	Repair open joints and touch up finish coating, where required, to match existing as closely as possible. Caulk open joints between dissimilar materials.
Exclusions	None.
Deficiency	Unsatisfactory quality of finished interior trim and workmanship.
Construction Performance Guidelines	Joints between moldings and adjacent surfaces that exceed 1/8 inch in width are deficiencies.
Builder/Seller Responsibility	Repair defective joints and touch up finish coating, where required, to match as closely as possible. Caulking is acceptable.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

4.2 FINISH CARPENTRY CONTINUED

Deficiency	Interior trim is split.
Construction Performance Guidelines	Splits, cracks and checking greater than 1/8 inch in width are deficiencies.
Builder/Seller Responsibility	Repair the affected area to meet the Construction Performance Guidelines , one time only, during the workmanship warranty term . Refinished or replaced areas may not match surrounding surfaces exactly.
Exclusions	None.
Deficiency	Hammer marks visible on interior trim.
Construction Performance Guidelines	Hammer marks on interior trim shall not be readily visible from a distance of 6 feet under normal lighting conditions.
Builder/Seller Responsibility	Fill hammer marks and refinish or replace affected trim to meet the Construction Performance Guidelines . Refinished or replaced areas may not match surrounding areas exactly.
Exclusions	None.
Deficiency	Exposed nail heads in woodwork.
Construction Performance Guidelines	Setting nails and filling nail holes are considered part of painting and finishing. After painting or finishing, nails and nail holes shall not be readily visible from a distance of 6 feet under normal lighting conditions.
Builder/Seller Responsibility	Fill nail holes, where required, and if necessary touch up paint, stain or varnish to match as closely as possible.
Exclusions	Nail holes do not have to be filled where the surface finish is not conducive or so designed to have nail holes filled because of the product. Nail holes in base and trim in unfinished rooms, or closets, do not have to be filled.

5. THERMAL AND MOISTURE PROTECTION

5.1 WATERPROOFING

Deficiency	Leaks in basement or in foundation/crawl space.
Construction Performance Guidelines	Leaks resulting in actual trickling of water through the walls or seeping through the floor are deficiencies.
Builder/Seller Responsibility	Take such action as is necessary to correct basement and crawl space leaks, except where the cause is determined to be the result of your negligence. Where a sump pit has been installed by builder/seller in the affected area, but the sump pump was not contracted for or installed by builder/seller , no action is required until a properly-sized pump is installed by you in an attempt to correct the condition. Should the condition continue to exist, then builder/seller shall take necessary action to correct the problem.
Exclusions	Leaks caused by landscaping improperly installed by you, or failure by you to maintain proper grades, are excluded from limited warranty coverage. Dampness in basement and foundation walls or in concrete basement and crawl space floors is often common to new construction and is not a deficiency.

5.2 INSULATION

Deficiency	Insufficient insulation.
Construction Performance Guidelines	Insulation that is not installed around all habitable areas as required by prevailing building code is a deficiency.
Builder/Seller Responsibility	Install insulation of sufficient thickness and characteristics to meet the prevailing building code. In the case of dispute, cost for investigating the sufficiency of insulation and restoring areas to prior condition is to be borne by you if it is found that the standard has been met by builder/seller .
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

5.2 INSULATION CONTINUED

Deficiency	Sound transmission between rooms, floor levels, adjoining condominium units in a building or from the street into home.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	None.

5.3 VENTILATION AND MOISTURE CONTROL

Deficiency	Water accumulates in a crawl space.
Construction Performance Guidelines	Crawl spaces should be graded and proper exterior foundation drains installed as required by the prevailing building codes to prevent water from accumulating. Standing water in more than 20 percent of the crawl space or more than 4 inches deep in any contiguous area of 16 square feet, is a deficiency.
Builder/Seller Responsibility	Take corrective measures to meet the Construction Performance Guidelines .
Exclusions	Builder/Seller is not responsible for water accumulation caused by failure by you to maintain the properly established grades, drainage structures and swales or improper landscaping practices by you.
Deficiency	Condensation is evident on the vented crawl space surfaces.
Construction Performance Guidelines	Builder/Seller will install the ventilation and vapor barrier required by the prevailing building code.
Builder/Seller Responsibility	Take corrective actions to meet the Construction Performance Guidelines . If the crawl space is ventilated as required by applicable building codes, then no corrective action is required.
Exclusions	Temporary conditions that cause condensation that cannot be eliminated by ventilation and a vapor barrier. Sealed and conditioned crawl spaces do not require ventilation and are not deficiencies.
Deficiency	Inadequate ventilation or moisture control in attics or roofs.
Construction Performance Guidelines	Attics or roofs shall have adequate ventilation to remove moisture or other approved method of moisture control. Ventilation or other moisture control methods shall be considered inadequate if there is damage to supporting members or insulation due to moisture accumulation.
Builder/Seller Responsibility	Investigate to determine cause and make necessary repairs. Corrective action may include the installation of properly-sized louvers, vents, vapor retarder or other locally-approved method of moisture control.
Exclusions	You are responsible for keeping existing vents unobstructed. Locally-approved and properly constructed "hot roof" or other alternative roof designs may not require ventilation and where there is no evidence of moisture damage to supporting members or insulation, are not deficiencies.
Deficiency	Attic vents or louvers leak.
Construction Performance Guidelines	Attic vents and louvers shall not leak.
Builder/Seller Responsibility	Repair or replace the roof vents as necessary to meet the Construction Performance Guidelines .
Exclusions	Infiltration of wind-driven rain and snow are not considered leaks and are beyond the control of the builder/seller .
Deficiency	Bath or kitchen exhaust fans improperly vented into attic.
Construction Performance Guidelines	Bath or kitchen exhaust fans that are vented into attics causing moisture to accumulate, resulting in damage to supporting members or insulation, are deficiencies.
Builder/Seller Responsibility	Vent exhaust fans to the outside to correct deficiencies.
Exclusions	None.



5.4 SEALANTS

Deficiency	Water or air leaks in exterior walls due to inadequate caulking.
Construction Performance Guidelines	Joints and cracks in exterior wall surfaces and around openings that are not properly caulked, to exclude the entry of water or excessive drafts, are a deficiency.
Builder/Seller Responsibility	Repair and/or caulk joints in exterior wall surfaces. Correct one time only during the workmanship warranty term .
Exclusions	You must maintain caulking once the condition is corrected.

5.5 EXTERIOR SIDING

Deficiency	Delamination or splitting of exterior siding.
Construction Performance Guidelines	Exterior siding that delaminates or splits wider than 1/8 inch and longer than 1 inch are deficiencies.
Builder/Seller Responsibility	Repair/replace only the damaged siding. Siding to match the original as closely as possible, however, you should be aware that the new finish may not exactly match the original surface texture or color.
Exclusions	Delaminated or split siding due to your actions or neglect, such as delamination caused by sprinkler system repeatedly wetting siding, is not a deficiency.
Deficiency	Loose or fallen siding.
Construction Performance Guidelines	All siding that is not installed properly, which causes some to come loose or fall off, is a deficiency.
Builder/Seller Responsibility	Reinstall or replace siding and make it secure.
Exclusions	Loose or fallen siding due to your actions or neglect, such as leaning heavy objects against siding, impact or sprinkler systems repeatedly wetting siding is not a deficiency.
Deficiency	Siding is bowed.
Construction Performance Guidelines	Bows exceeding 1/2 inch in 32 inches are deficiencies.
Builder/Seller Responsibility	Repair bowed siding to meet standard. If replacement of siding is required, builder/seller will match original material as closely as possible. You should be aware that the new finish may not exactly match the original surface texture or color.
Exclusions	Bowed siding due to your actions or neglect, such as bowing caused by sprinkler system repeatedly wetting siding is not a deficiency.
Deficiency	Aluminum or vinyl siding is bowed or wavy.
Construction Performance Guidelines	Some waviness in aluminum or vinyl siding is expected. Waves or similar distortions in aluminum or vinyl siding are considered excessive only if they exceed 1/2 inch in 32 inches.
Builder/Seller Responsibility	Correct any waves or distortions to comply with the Construction Performance Guidelines by reinstalling or replacing siding as necessary.
Exclusions	Builder/Seller is not responsible for distorted or melted vinyl siding due to an external heat source, such as a barbeque grill, fire or reflection from glass doors or windows.
Deficiency	Exterior siding is faded.
Construction Performance Guidelines	Any color siding when exposed to ultraviolet rays of the sun will fade. Panels installed on the same wall, and under the same conditions, should fade at the same approximate rate.
Builder/Seller Responsibility	None.
Exclusions	Builder/Seller is not responsible for fading siding. You should contact the manufacturer with questions or claims regarding changes in color of exterior siding. Siding that is shaded differently from the rest of the wall, such as under shutters or behind vegetation, may show color and fade variations.

ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE



5.5 EXTERIOR SIDING CONTINUED

Deficiency	Exterior siding trim is loose.
Construction Performance Guidelines	Trim should not separate from the home by more than 1/4 inch.
Builder/Seller Responsibility	Reinstall trim as necessary to meet the Construction Performance Guidelines .
Exclusions	Vinyl siding and accessories should not be caulked in most circumstances, as caulking could impact the product's contraction and expansion characteristics.
Deficiency	Nails have stained siding.
Construction Performance Guidelines	Nail stains exceeding 1/2 inch in length and visible from a distance of 20 feet are deficiencies.
Builder/Seller Responsibility	Correct by either removing stains, painting or staining the affected area, matching color and finish as closely as possible. Where paint or stain touch up affects the majority of the wall surface, the whole area shall be refinished.
Exclusions	"Natural weathering" or semitransparent stains are excluded from coverage.

5.6 ROOFING

Deficiency	Roof shingles have blown off.
Construction Performance Guidelines	Shingles shall not blow off in winds less than the manufacturer's standards or specifications.
Builder/Seller Responsibility	Replace shingles that blow off in winds less than the manufacturer's standards or specifications only if improper installation is shown to be the cause.
Exclusions	Shingles that blow off in winds less than the manufacturer's standards, or specifications due to a manufacturing defect in the shingles, are the manufacturer's responsibility. Shingles that blow off in hurricanes, tornadoes, hailstorms or winds, including gusts greater than 60 miles per hour, are not deficiencies. You should consult the shingle manufacturer's warranty for specifications, standards and manufacturer's warranty responsibility if shingles blow off in higher wind speeds.
Deficiency	Defective shingles.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Manufacturing defects in shingles are not covered under the limited warranty. You should consult the shingle manufacturer's warranty for specifications, standards and manufacturer's warranty responsibility.
Deficiency	Standing water on built-up roofs.
Construction Performance Guidelines	Water shall drain from a flat or low pitched roof within 24 hours of a rainfall.
Builder/Seller Responsibility	Take corrective action to assure proper drainage of the roof.
Exclusions	Minor ponding or standing of water is not considered a deficiency.

5.7 SHEET METAL

Deficiency	Gutters and downspouts leak.
Construction Performance Guidelines	Gutters and downspouts that leak are deficiencies.
Builder/Seller Responsibility	Repair leaks in gutters and downspouts.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

5.7 SHEET METAL CONTINUED

Deficiency	Water remains in gutters after rain.
Construction Performance Guidelines	Small amounts of water may remain in some sections of the gutter for a short time after a rain. Standing water in gutters shall not exceed 1/2 inch in depth.
Builder/Seller Responsibility	Repair gutters to assure proper drainage.
Exclusions	You are responsible for keeping gutters and downspouts free from debris that would obstruct drainage.

6. DOORS AND WINDOWS

6.1 DOORS: INTERIOR AND EXTERIOR

Deficiency	Warpage of interior or exterior doors.
Construction Performance Guidelines	Interior and exterior doors that warp, so as to prevent normal closing and fit are deficiencies. The maximum allowable warpage of an interior door is 1/4 inch when measured from corner to corner.
Builder/Seller Responsibility	Repair or replace as may be required. New doors to be refinished to match the original as closely as possible.
Exclusions	None.
Deficiency	Door binds against jamb, head of doorframe or does not lock.
Construction Performance Guidelines	Passage doors that do not open and close freely without binding against the doorframe are deficiencies. Lock bolt is to fit the keeper to maintain a closed position.
Builder/Seller Responsibility	Adjust door and keeper to operate freely.
Exclusions	Wood doors may stick during occasional periods of high humidity.
Deficiency	Door panels shrink and expose bare wood.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Door panels will shrink due to the nature of the material, exposing bare wood at the edges and are not deficiencies.
Deficiency	Door panels split.
Construction Performance Guidelines	Door panels that have split to allow light to be visible through the door are deficiencies.
Builder/Seller Responsibility	If light is visible, fill crack and finish panel to match as closely as possible. Correct one time only during the workmanship warranty term .
Exclusions	None.
Deficiency	Bottom of doors drag on carpet surface.
Construction Performance Guidelines	Where it is understood by builder/seller and you that carpet is planned to be installed as floor finish by builder/seller , the bottom of the doors dragging on the carpet are deficiencies.
Builder/Seller Responsibility	Undercut doors as required.
Exclusions	Where carpet selected by you has excessively high pile, you are responsible for any additional door undercutting.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

6.1 DOORS: INTERIOR AND EXTERIOR CONTINUED

Deficiency	Excessive opening at the bottom of interior doors.
Construction Performance Guidelines	Passage doors from room to room that have openings between the bottom of the door and the floor finish material in excess of 1 1/2 inches are deficiencies. Closet doors having an opening in excess of 2 inches are deficiencies.
Builder/Seller Responsibility	Make necessary adjustment or replace door to meet the required tolerance.
Exclusions	None.

6.2 GARAGE DOORS

Deficiency	Garage door fails to operate or fit properly.
Construction Performance Guidelines	Garage door fails to operate, or garage doors that do not operate and fit the door opening within the manufacturer's installation tolerances, are deficiencies. Some entrance of the elements can be expected under heavy weather conditions and is not considered a deficiency.
Builder/Seller Responsibility	Make necessary adjustments to meet the manufacturer's installation tolerances.
Exclusions	No adjustment is required when cause is determined to result from anyone but builder/seller's , or builder/seller's subcontractors', installation of an electric door opener.

6.3 WOOD, PLASTIC AND METAL WINDOWS: INTERIOR AND EXTERIOR

Deficiency	Window is difficult to open or close.
Construction Performance Guidelines	Windows should require no greater operating force than that described in the manufacturer's specifications.
Builder/Seller Responsibility	Correct or repair as required to meet manufacturer's specifications.
Exclusions	None.

Deficiency	Double hung windows do not stay in place when open.
Construction Performance Guidelines	Double hung windows are permitted to move within a 2 inch tolerance, up or down when put in an open position. Any excessive movement exceeding the tolerance is a deficiency.
Builder/Seller Responsibility	Adjust sash balances one time only during the workmanship warranty term . Where possible, builder/seller will instruct you on the method of adjustment for future repair.
Exclusions	None.

Deficiency	Condensation or frost on window frames and glass.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Window glass and frames will collect condensation on the frame and glass surface when humidity and temperature differences are present. Condensation is usually the result of temperature/humidity conditions in the home.

6.4 HARDWARE

Deficiency	A doorknob, deadbolt or lockset does not operate smoothly.
Construction Performance Guidelines	A doorknob, deadbolt or lockset should not stick or bind during operation.
Builder/Seller Responsibility	Adjust, repair or replace knobs that are not damaged by abuse, one time only, during the workmanship warranty term .
Exclusions	None.



6.5 STORM DOORS, WINDOWS AND SCREENS

Deficiency	Storm doors, windows and screens do not operate or fit properly.
Construction Performance Guidelines	Storm doors, windows and screens, when installed, that do not operate or fit properly to provide the protection for which they are intended, are considered deficiencies.
Builder/Seller Responsibility	Make necessary adjustments for proper fit and operation. Replace when adjustment cannot be made.
Exclusions	Missing screens, rips or gouges in the screen mesh.

6.6 WEATHER-STRIPPING AND SEALS

Deficiency	Drafts around doors and windows.
Construction Performance Guidelines	Some infiltration is usually noticeable around doors and windows, especially during high winds. No daylight shall be visible around frame when window or exterior door is closed.
Builder/Seller Responsibility	Repair to meet Construction Performance Guidelines .
Exclusions	In high wind areas, you may need to have storm windows and doors installed to eliminate drafts.

6.7 GLASS AND GLAZING

Deficiency	Clouding and condensation on inside surfaces of insulated glass.
Construction Performance Guidelines	Insulated glass that clouds up, or has condensation on the inside surfaces of the glass, is a deficiency.
Builder/Seller Responsibility	Replace glass in accordance with window and glass manufacturer's requirements.
Exclusions	Glass breakage.
Deficiency	Glass surfaces are scratched.
Construction Performance Guidelines	Glass surfaces should not have scratches visible from 10 feet under normal conditions.
Builder/Seller Responsibility	Repair or replace any scratched surfaces.
Exclusions	Scratches in glass must be reported prior to occupancy. Builder/Seller is not responsible for scratches in glass reported after occupancy.

7. FINISHES

7.1 LATH AND PLASTER

Deficiency	Cracks in plaster wall and ceiling surfaces.
Construction Performance Guidelines	Hairline cracks are not unusual. Cracks in plaster wall and ceiling surfaces exceeding 1/16 inch in width are deficiencies.
Builder/Seller Responsibility	Repair cracks that are greater than 1/16 inch in width, and touch up paint to match as closely as possible, one time only. Such conditions should be reported near the end of the first year of limited warranty coverage to allow for normal settlement in home.
Exclusions	None.

ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE



7.2 DRYWALL

Deficiency	Drywall cracks.
Construction Performance Guidelines	Hairline cracks are not unusual. Cracks in interior gypsum board, or other drywall materials exceeding 1/16 inch in width, are deficiencies.
Builder/Seller Responsibility	Repair cracks that are greater than 1/16 inch in width and touch up paint to match as closely as possible, one time only. Such conditions should be reported near the end of the first year of limited warranty coverage to allow for normal settlement in home.
Exclusions	None.
Deficiency	Nail pops, blisters or other blemishes are visible on finished wall or ceiling.
Construction Performance Guidelines	Nail pops and blisters that are readily visible from a distance of 6 feet under normal lighting conditions are deficiencies.
Builder/Seller Responsibility	Repair such blemishes, and touch up paint to match as closely as possible, one time only. Such conditions should be reported near the end of the first year of limited warranty coverage to allow for normal settlement of the home.
Exclusions	Depressions or slight mounds at nail heads. Builder/Seller is not responsible for nail pops or blisters that are not visible, such as those covered by wallpaper.
Deficiency	Cracked corner bead, excess joint compound, trowel marks or blisters in tape joints.
Construction Performance Guidelines	Cracked or exposed corner bead, excessive joint compound, trowel marks or blisters in drywall tape, are deficiencies.
Builder/Seller Responsibility	Repair to meet Construction Performance Guidelines , and touch up paint to match as closely as possible, one time only. Such conditions should be reported near the end of the first year of limited warranty coverage to allow for normal settlement of the home.
Exclusions	None.

7.3 HARD SURFACES

Deficiency	Flagstone, marble, quarry tile, slate or other hard surface flooring is broken or loose.
Construction Performance Guidelines	Tile, flagstone or similar hard-surfaced sanitary flooring that cracks or becomes loose is a deficiency. Subfloor and wallboard are required to be structurally sound, rigid and suitable to receive finish.
Builder/Seller Responsibility	Replace cracked tiles, marble or stone and resecure loose tiles, marble or stone flooring.
Exclusions	Cracking and loosening of flooring caused by your negligence is not a deficiency. Builder/Seller is not responsible for color and pattern variations or discontinued patterns of the manufacturer.
Deficiency	Cracks appear in grouting of ceramic tile joints, or at junctions with other material, such as a bathtub, shower or countertop.
Construction Performance Guidelines	Cracks in grouting of ceramic tile joints in excess of 1/16 inch are deficiencies. Regrouting of these cracks is your maintenance responsibility after the builder/seller has regrouted once.
Builder/Seller Responsibility	Repair grouting as necessary, one time only, during the workmanship warranty term . The use of an elastic substance such as grout caulk, at junctures between tile and other materials, is often more effective than grout and is considered an acceptable method of repair.
Exclusions	Open cracks or loose grouting, where the wall surface abuts the flashing lip at a tub, shower basin or countertop are considered your maintenance responsibility and any resultant damage to other finish surfaces due to leaks, etc. are not considered deficiencies.



7.4 RESILIENT FLOORING

Deficiency	Nail pops appear on the surface of resilient flooring.
Construction Performance Guidelines	Readily apparent nail pops are deficiencies.
Builder/Seller Responsibility	Correct nail pops that have caused damage to the floor material, and repair or replace damaged floor covering in the affected area. Builder/Seller is not responsible for color and pattern variations or discontinued patterns of the manufacturer.
Exclusions	None.
Deficiency	Depressions or ridges appear in the resilient flooring due to subfloor irregularities.
Construction Performance Guidelines	Readily apparent depressions or ridges exceeding 1/8 inch are a deficiency. The ridge or depression measurement is taken as the gap created at one end of a 6 inch straight edge placed over the depression or ridge with 3 inches on one side of the deficiency held tightly to the floor.
Builder/Seller Responsibility	Take required action to bring the deficiency within acceptable tolerances, so as to not be readily visible. Builder/Seller is not responsible for discontinued patterns or color variations in the floor covering, your neglect or abuse or installations performed by others.
Exclusions	None.
Deficiency	Resilient flooring or base loses adhesion.
Construction Performance Guidelines	Resilient flooring or base that lifts, bubbles or becomes unglued is a deficiency.
Builder/Seller Responsibility	Repair or replace resilient flooring or base as required. Builder/Seller is not responsible for discontinued patterns or color variations.
Exclusions	None.
Deficiency	Seams or shrinkage gaps show at resilient flooring joints.
Construction Performance Guidelines	Gaps in excess of 1/32 inch in width in resilient floor covering joints are deficiencies. Where dissimilar materials abut, a gap in excess of 1/16 inch is a deficiency.
Builder/Seller Responsibility	Repair or replace the resilient flooring to meet the Construction Performance Guidelines . Builder/Seller is not responsible for discontinued patterns or color variations of floor covering. Proper repair can be affected by sealing gap with seam sealer.
Exclusions	None.

7.5 HARDWOOD OR LAMINATE FLOORING

Deficiency	Cupping, open joints or separations in wood and laminate flooring.
Construction Performance Guidelines	Open joints or separations between floorboards of finished flooring shall not exceed 1/8 inch in width. Cups in strip floorboards shall not exceed 1/16 inch in height in a 3 inch maximum distance, when measured perpendicular to the length of the board.
Builder/Seller Responsibility	Determine the cause and if the result of a deficiency in workmanship or material, correct one time only. For repairable deficiencies, repair cracks by filling and refinishing to match the wood surface as closely as possible. For non-repairable deficiencies, replace and finish affected area to match remaining flooring as closely as possible.
Exclusions	Hardwood floors are subject to shrinkage and swell, due to seasonal variations in the humidity level of home. While boards may be installed tight together, gaps or separations may appear during heating seasons or periods of low humidity. Gaps or separations that close during non-heating seasons are not considered deficiencies. You should be familiar with the recommended care and maintenance requirements of your wood floor. Repeated wetting and drying, or wet mopping may damage wood or laminate finishes. Dimples or scratches can be caused by moving furniture or dropping heavy objects, and certain high heel style shoes may cause indentations. These conditions are not covered by the limited warranty.

ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE



7.6 PAINTING

Deficiency	Knot and wood stains appear through paint on exterior.
Construction Performance Guidelines	Excessive knot and wood stains that bleed through the paint are considered deficiencies.
Builder/Seller Responsibility	Seal affected areas where excessive bleeding of knots and stains appear, one time only, during the workmanship warranty term . Touch up paint to match as closely as possible.
Exclusions	None.
Deficiency	Exterior paint or stain peels or deteriorates.
Construction Performance Guidelines	Exterior paints or stains that peel or deteriorate during the first year are deficiencies.
Builder/Seller Responsibility	Properly prepare and refinish affected areas, matching color as closely as possible. Where finish repairs affect the majority of the surface areas, the whole area should be refinished. The limited warranty on the newly repainted surfaces will not extend beyond the original warranty term .
Exclusions	Fading, however, is normal and subject to the orientation of painted surfaces to the climactic conditions that may prevail in the area. Fading is not a deficiency.
Deficiency	Painting required as corollary repair because of other work.
Construction Performance Guidelines	Necessary repair of a painted surface under this limited warranty is to be refinished to match surrounding areas as closely as possible.
Builder/Seller Responsibility	Refinish repaired areas to meet the standard as required.
Exclusions	None.
Deficiency	Mildew or fungus forms on painted or factory-finished surfaces.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Mildew or fungus that forms on a painted or factory-finished surface when the surface is subject to various exposures (e.g. ocean, lake, riverfront, heavily wooded areas or mountains) is not a deficiency.
Deficiency	Deterioration of varnish or lacquer finishes.
Construction Performance Guidelines	Natural finish on interior woodwork that deteriorates during the workmanship warranty term is a deficiency.
Builder/Seller Responsibility	Refinish affected areas of natural-finished interior woodwork, matching the color as closely as possible.
Exclusions	Varnish-type finishes used on exterior surfaces will deteriorate rapidly and are not covered by the limited warranty.
Deficiency	Interior paint coverage.
Construction Performance Guidelines	Wall, ceiling and trim surfaces that are painted shall not show through new paint when viewed from a distance of 6 feet under normal lighting conditions.
Builder/Seller Responsibility	Repaint wall, ceiling or trim surfaces where inadequate paint has been applied, one time only. Where the majority of the wall or ceiling surface is affected, the entire area will be painted from breakline to breakline. Builder/Seller is not required to repaint an entire room unless all walls and ceiling have been affected.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

7.6 PAINTING CONTINUED

Deficiency	Paint splatters and smears on finish surfaces.
Construction Performance Guidelines	Paint splatters on walls, woodwork or other surfaces that are excessive, shall not be readily visible when viewed from a distance of 6 feet under normal lighting conditions.
Builder/Seller Responsibility	Remove paint splatters without affecting the finish of the material or replace the damaged surface if paint cannot be removed.
Exclusions	Minor paint splatter and smears on impervious surfaces that can be easily removed by normal cleaning methods are considered to be your maintenance and are not deficiencies.

7.7 WALLCOVERING

Deficiency	Peeling of wallcovering installed by builder/seller.
Construction Performance Guidelines	Peeling of wallcovering is a deficiency unless it is due to your abuse or negligence.
Builder/Seller Responsibility	Repair or replace defective wallcovering.
Exclusions	Wallpaper applied in high moisture areas is exempt because the problem results from conditions beyond the builder/seller's control.
Deficiency	Pattern in wallcovering is mismatched at the edges.
Construction Performance Guidelines	Pattern in wallcovering shall match at the edges.
Builder/Seller Responsibility	Remove mismatched wallcovering and replace. Builder/Seller is not responsible for discontinued or variations in color.
Exclusions	Defects in the wallcovering patterns are the manufacturer's responsibility and excluded from limited warranty coverage.
Deficiency	Lumps and ridges and nail pops in wallboard that appear after the homeowner has wallcovering installed by others.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	You shall ensure that the surface to receive wallcovering is suitable and assume full responsibility should lumps, ridges and nail pops occur at a later date.

7.8 CARPETING

Deficiency	Carpet does not meet at the seams.
Construction Performance Guidelines	It is not unusual for carpet seams to show. However, a visible gap or overlapping at the seam due to improper installation is a deficiency.
Builder/Seller Responsibility	Correct to eliminate visible gap or overlapping at the seam.
Exclusions	Carpet material is not covered under the warranty.
Deficiency	Color variations in carpet.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Colors may vary by dye lot and from one end to another in the same roll. Side to side shading may show at most if not all seams, even where the same dye lot is used. Carpet material is not covered under the limited warranty. You should consult carpet manufacturer's warranty for specifications, standards and manufacturer's warranty responsibility for color variations.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

7.8 CARPETING CONTINUED

Deficiency	Carpet loosens or the carpet stretches.
Construction Performance Guidelines	When stretched and secured properly, wall-to-wall carpet installed as the primary floor covering shall not come up, loosen or separate from the points of attachment.
Builder/Seller Responsibility	Restretch or resecure carpet to meet Construction Performance Guidelines , one time only, during the workmanship warranty term .
Exclusions	None.

8. SPECIALTIES

8.1 FIREPLACES

Deficiency	Fireplace or chimney does not draw properly, causing smoke to enter home.
Construction Performance Guidelines	A properly designed and constructed fireplace or chimney shall function correctly. High winds can cause temporary negative or down drafts. Negative drafts can also be caused by obstructions, such as tree branches, steep hillsides, adjoining homes and interior furnaces. In some cases, it may be necessary to open a window slightly to create an effective draft. Since negative draft conditions could be temporary, it is necessary for you to substantiate the problems to the builder/seller by constructing a fire so the condition can be observed.
Builder/Seller Responsibility	When it is determined that the malfunction is based upon improper construction of the fireplace, the builder/seller shall take the necessary steps to correct the problem, one time only, during the workmanship warranty term .
Exclusions	When it is determined that the fireplace is properly designed and constructed, but still malfunctions due to natural causes beyond builder/seller's control, builder/seller is not responsible.

Deficiency	Chimney separation from structure to which it is attached.
Construction Performance Guidelines	Newly built fireplaces will often incur slight amounts of separation. Separation that exceeds 1/2 inch from the main structure in any 10 foot vertical measurement is a deficiency.
Builder/Seller Responsibility	Builder/Seller shall correct. Caulking or grouting is acceptable, unless the cause of the separation is due to structural failure of the chimney foundation. In that case, caulking is unacceptable.
Exclusions	None.

Deficiency	Cracks in masonry hearth or facing.
Construction Performance Guidelines	Small hairline cracks in mortar joints resulting from shrinkage are not unusual. Heat and flames from normal fires can cause cracking.
Builder/Seller Responsibility	None.
Exclusions	Heat and flames from normal fires can cause cracking of firebrick and mortar joints. This should be expected and is not covered.

9. CABINETS, VANITIES AND COUNTERTOPS

9.1 KITCHEN CABINETS AND VANITIES

Deficiency	Kitchen and vanity cabinet doors and drawers bind.
Construction Performance Guidelines	Cabinet doors and drawers shall open and close with reasonable ease.
Builder/Seller Responsibility	Adjust or replace doors and drawers as necessary to meet Construction Performance Guidelines .
Exclusions	None.

Deficiency	Warping of kitchen and vanity cabinet doors and drawer fronts.
Construction Performance Guidelines	Warpage that exceeds 1/4 inch as measured from the face of the cabinet frame to the furthest point of warpage on the drawer or door front in a closed position is a deficiency.
Builder/Seller Responsibility	Correct or replace door or drawer front as required.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

9.1 KITCHEN CABINETS AND VANITIES CONTINUED

Deficiency	Gaps between cabinets, ceiling and walls.
Construction Performance Guidelines	Countertops, splash boards, base and wall cabinets are to be securely mounted. Gaps in excess of 1/4 inch between wall and ceiling surfaces are a deficiency.
Builder/Seller Responsibility	Make necessary adjustments of cabinets and countertop or close gap by means of molding, or other acceptable means, suitable to match the cabinet or countertop finish as closely as possible.
Exclusions	None.

9.2 COUNTERTOPS

Deficiency	Surface cracks and delaminations in high-pressure laminates of vanity and kitchen cabinet countertops.
Construction Performance Guidelines	Countertops fabricated with high-pressure laminate coverings that delaminate or have surface cracks exceeding 1/16 inch or joints exceeding 1/16 inch between sheets are deficiencies.
Builder/Seller Responsibility	Repair or replace laminated surface covering having cracks or joints exceeding the allowable width.
Exclusions	You should refrain from leaving any liquids near the countertop seams or allowing the surface to become excessively hot.
Deficiency	Granite, marble, stone or solid surface countertop is cracked.
Construction Performance Guidelines	Cracks greater than 1/32 inch are considered excessive.
Builder/Seller Responsibility	Repair or replace the countertop if the crack is the result of faulty installation or product. Patching is an acceptable repair.
Exclusions	Cracks must be noted during the original walk through or orientation. Builder/Seller is not responsible for cracks after the completion of your home.
Deficiency	Granite, marble, stone or solid surface countertop has texture or color variations.
Construction Performance Guidelines	Color variations in natural surface products are acceptable. Solid surface variations in texture and color may be covered by the manufacturer's warranty.
Builder/Seller Responsibility	None.
Exclusions	None.
Deficiency	Granite, marble, stone or solid surface countertop is chipped.
Construction Performance Guidelines	Chips greater than 1/32 inch are considered excessive.
Builder/Seller Responsibility	Repair or replace affected areas to meet the Construction Performance Guidelines . The use of an appropriate filler is an acceptable repair.
Exclusions	Chips must be noted during the original walk through or orientation. Builder/Seller is not responsible for chips after the completion of your home.
Deficiency	Granite, marble, stone or solid surface countertop has visible seams.
Construction Performance Guidelines	Seams may be visible and especially noticeable within certain countertop materials and darker finishes.
Builder/Seller Responsibility	None.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

9.2 COUNTERTOPS CONTINUED

Deficiency	Granite, marble, stone or solid surface countertop has excessive lippage between sections.
Construction Performance Guidelines	Lippage greater than 1/32 inch is considered excessive.
Builder/Seller Responsibility	Repair or replace the countertop to meet the Construction Performance Guidelines .
Exclusions	None.

10. MECHANICAL

10.1 PLUMBING

Deficiency	Faucet or valve leak.
Construction Performance Guidelines	A faucet or valve leak due to material or workmanship is a deficiency.
Builder/Seller Responsibility	Repair or replace the leaking faucet or valve.
Exclusions	Leakage caused by worn or defective washers or seals is your maintenance responsibility.
Deficiency	Defective plumbing fixtures, appliances or trim fittings.
Construction Performance Guidelines	Fixtures, appliances or fittings shall comply with their manufacturer's standards as to use and operation.
Builder/Seller Responsibility	None.
Exclusions	Defective plumbing fixtures, appliances and trim fittings are covered under their manufacturer's warranty.
Deficiency	Water flows outside a bathtub or shower.
Construction Performance Guidelines	Bathtubs and showers should be installed properly according to the manufacturer's guidelines.
Builder/Seller Responsibility	Repair bathtub or shower leak as necessary to meet the Construction Performance Guidelines . Proper repair can be achieved by sealing areas around bathtubs and showers.
Exclusions	Builder/Seller is not responsible for leaks related to the use of curtains in bathtubs and showers and for leaks associated with bathtubs and shower doors that have been properly installed. Over time, tub and shower seals may leak because of daily wear and tear and exposure to moisture. You are responsible for maintaining the caulk, shower door sweep and other seals.

10.2 WATER SUPPLY

Deficiency	Staining of plumbing fixtures due to high iron, manganese or other mineral content in water.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None. High iron and manganese content in the water supply system will cause staining of plumbing fixtures.
Exclusions	Maintenance and treatment of the water is your responsibility.
Deficiency	Noisy water pipes.
Construction Performance Guidelines	Some noise can be expected from the water pipe system due to the flow of water. However, the supply pipes should not make the pounding noise called "water hammer."
Builder/Seller Responsibility	Correct to eliminate "water hammer."
Exclusions	Noises due to water flow and pipe expansion are not considered deficiencies.



10.3 HEATING AND AIR CONDITIONING

Deficiency	Inadequate heat.
Construction Performance Guidelines	A heating system shall be capable of producing an inside temperature of at least 70 degrees Fahrenheit (F) as measured in the center of the room at a height of 5 feet above the floor, under local outdoor winter design conditions. NOTE FOR HEATING: There may be periods when the outdoor temperature falls below the design temperature, thereby lowering the temperature in home.
Builder/Seller Responsibility	Correct heating system as required to provide the required temperatures if a deficiency exists.
Exclusions	Orientation of home and location of room will also provide a temperature differential, especially when the heating system is controlled by a single thermostat for one or more floor levels. You are responsible for balancing damper and registers and for making other necessary minor adjustments.
Deficiency	Inadequate cooling.
Construction Performance Guidelines	When air conditioning is provided, the cooling system is to be capable of maintaining a temperature of 78 degrees Fahrenheit (F) as measured in the center of each room at height of 5 feet above the floor, under local outdoor summer design conditions. NOTE FOR AIR CONDITIONING: In the case of outside temperatures exceeding 95 degrees Fahrenheit (F), the system shall keep the inside temperature 15 degrees Fahrenheit (F) cooler than the outside temperature. National, state or local requirements shall supersede this guideline where such requirements have been adopted by the local governing agency.
Builder/Seller Responsibility	Correct cooling system to meet the Construction Performance Guidelines during the workmanship warranty term .
Exclusions	Orientation of home and location of room will also provide a temperature differential, especially when the air conditioning system is controlled by a single thermostat for one or more levels. You are responsible for balancing dampers and registers and for making other necessary minor adjustments.
Deficiency	Ductwork and heating piping not insulated in uninsulated area.
Construction Performance Guidelines	Ductwork and heating pipes that are run in uninsulated crawl spaces, garages or attics are to be insulated. Basements are not "uninsulated areas" and no insulation is required.
Builder/Seller Responsibility	Install required insulation.
Exclusions	None.
Deficiency	Condensate lines clog up.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	Provide clean and unobstructed lines on effective date of warranty .
Exclusions	Condensate lines will clog under normal conditions. You are responsible for continued operation of drain lines.
Deficiency	Improper mechanical operation of evaporative cooling system.
Construction Performance Guidelines	Equipment that does not function properly at temperature standard set is a deficiency.
Builder/Seller Responsibility	Correct and adjust so that blower and water system operate as designed.
Exclusions	None.
Deficiency	Ductwork makes noises.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	When metal is heated, it expands, and when cooled, it contracts. The resulting "ticking" or "crackling" sounds generally are to be expected and are not deficiencies.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

10.3 HEATING AND AIR CONDITIONING CONTINUED

Deficiency	Ductwork makes excessively loud noises known as "oil canning."
Construction Performance Guidelines	The stiffening of the ductwork and the gauge of metal used shall be such that ducts do not "oil can." The booming noise caused by "oil canning" is a deficiency.
Builder/Seller Responsibility	Take the necessary steps to eliminate noise caused by "oil canning."
Exclusions	None.

11. ELECTRICAL COMPONENTS

11.1 SWITCHES AND RECEPTACLES

Deficiency	Fuses blow or circuit breakers kick out.
Construction Performance Guidelines	Fuses and circuit breakers that deactivate under normal usage, when reset or replaced, are deficiencies during the workmanship warranty term.
Builder/Seller Responsibility	Check all wiring and replace wiring or breaker if it does not perform adequately or is defective.
Exclusions	None.
Deficiency	Drafts from electrical outlets.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	The electrical junction box on exterior walls may produce a slight air flow, whereby the cold air can be drawn through the outlet into a room. This problem is normal in new home construction.
Deficiency	Malfunction of electrical outlets, switches or fixtures.
Construction Performance Guidelines	All outlets, switches and fixtures that do not operate as intended are considered deficiencies only during the workmanship warranty term.
Builder/Seller Responsibility	Repair or replace defective outlets, switches and fixtures.
Exclusions	None.
Deficiency	Light fixture tarnishes.
Construction Performance Guidelines	None. No coverage.
Builder/Seller Responsibility	None.
Exclusions	Finishes on light fixtures may be covered under their manufacturer's warranty.

11.2 SERVICE AND DISTRIBUTION

Deficiency	Ground fault interrupter trips frequently.
Construction Performance Guidelines	Ground fault interrupters are sensitive safety devices installed into the electrical system to provide protection against electrical shock. These devices are sensitive and can be tripped very easily. Ground fault outlets that do not operate as intended are considered deficiencies.
Builder/Seller Responsibility	Replace defective devices.
Exclusions	None.



ITEMS COVERED UNDER THE WORKMANSHIP WARRANTY COVERAGE

11.3 CABLE, TELEPHONE AND ETHERNET

Deficiency	Wiring or outlets for cable television, telephone or Ethernet are not functioning.
Construction Performance Guidelines	Wiring or outlets for cable television, telephone, Ethernet or other services shall function properly when installed in accordance with the prevailing code and applicable manufacturer's specifications.
Builder/Seller Responsibility	Take corrective action to meet the Construction Performance Guidelines .
Exclusions	Builder/Seller 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.



ITEMS COVERED UNDER THE DISTRIBUTION SYSTEMS WARRANTY COVERAGE

12. MECHANICAL SYSTEMS

12.1 SEPTIC TANK SYSTEMS

Deficiency	Septic systems fail to operate properly.
Construction Performance Guidelines	Septic systems should be capable of properly handling normal flow of household effluent.
Builder/Seller Responsibility	Take corrective action if it is determined that malfunction is due to a deficiency in workmanship, materials or failure to construct system in accordance with state, county or local requirements. Builder/Seller is not responsible for malfunctions or limitations in the operation of the system attributable to design restrictions imposed by state, county or local governing agencies. Builder/Seller is also not responsible for malfunctions that occur or are caused by conditions beyond builder/seller's control, including your negligence, abuse, freezing, soil saturation, changes in ground water table or other acts of nature.
Exclusions	You are responsible for periodic pumping of the septic tank and a normal need for pumping is not a deficiency. The following are considered your negligence or abuse and are excluded under the limited warranty: <ul style="list-style-type: none"> a) excessive use of water such as overuse of washing machine and dishwasher, including their simultaneous use; b) connection of sump pump, roof drains or backwash from water conditioner, to the system; c) placing of non-biodegradable items in the system; d) addition of harsh chemicals, greases or cleaning agents and excessive amounts of bleaches or drain cleaners; e) use of a food waste disposer not supplied by builder/seller; f) placement of impervious surfaces over the disposal area; g) allowing vehicles to drive or park over the disposal area; h) failure to periodically pump out the septic tank when required. Sewage pumps are excluded.

12.2 PLUMBING

Deficiency	Leakage from any piping.
Construction Performance Guidelines	Leaks in any waste, vent and water piping are deficiencies.
Builder/Seller Responsibility	Make necessary repairs to eliminate leakage.
Exclusions	Condensation on piping does not constitute leakage, and is not a deficiency, except where pipe insulation is required.
Deficiency	Sanitary sewers, fixtures, waste or drain lines are clogged.
Construction Performance Guidelines	The builder/seller is not responsible for sewers, fixtures or drains that are clogged because of your actions or negligence. Sanitary sewers, fixtures, waste or drain lines that do not operate or drain properly due to improper construction are deficiencies.
Builder/Seller Responsibility	When defective construction is shown to be the cause, builder/seller shall make necessary repairs. If your actions or negligence is the cause, you are responsible for correcting the problem. You are liable for the entire cost of any sewer and drain cleaning service provided by builder/seller , where clogged drains are caused by your actions or negligence.
Exclusions	Builder/Seller is not responsible for sewer lines that extend beyond the property lines on which the home is constructed.



ITEMS COVERED UNDER THE DISTRIBUTION SYSTEMS WARRANTY COVERAGE

12.2 PLUMBING CONTINUED

Deficiency	Water in plumbing pipes freezes and the pipes burst.
Construction Performance Guidelines	Drain, waste, vent and water pipes shall be adequately protected to prevent freezing and bursting during normally anticipated cold weather.
Builder/Seller Responsibility	Correct conditions not meeting Construction Performance Guidelines .
Exclusions	Burst pipes due to your neglect and resultant damage are not builder/seller's responsibility. You are responsible for draining exterior faucets and maintaining a suitable temperature in the home to prevent water in pipes from freezing. During periods when the outdoor temperature falls below the design temperature, you are responsible for draining or otherwise protecting pipes. Homes that are periodically occupied, such as summer homes, or where there will be no occupancy for an extended period of time, must be properly winterized or periodically checked to insure that a reasonable temperature is maintained.

12.3 WATER SUPPLY

Deficiency	Water supply system fails to deliver water.
Construction Performance Guidelines	All service connections to municipal water main or private water supply are builder/seller's responsibility when installed by builder/seller .
Builder/Seller Responsibility	Repair as required if failure to supply water is the result of deficiency in workmanship or materials.
Exclusions	If conditions exist that disrupt or eliminate the sources of water supply that are beyond builder/seller's control, then builder/seller is not responsible.

12.4 HEATING AND AIR CONDITIONING

Deficiency	Refrigerant lines leak.
Construction Performance Guidelines	Builder/Seller -installed refrigerant lines or ground loop pipes that develop leaks during normal operation are deficiencies.
Builder/Seller Responsibility	Repair leaking lines and recharge the unit as required.
Exclusions	Leaks due to your actions or negligence are excluded.
Deficiency	Ductwork separates or becomes unattached.
Construction Performance Guidelines	Ductwork that is not intact or securely fastened is a deficiency.
Builder/Seller Responsibility	Reattach and resecure all separated or unattached ductwork.
Exclusions	None.

13. ELECTRICAL SYSTEMS

13.1 ELECTRICAL CONDUCTORS

Deficiency	Failure of wiring to carry its designed load.
Construction Performance Guidelines	Wiring that is not capable of carrying the designated load, for normal residential use to switches, receptacles and equipment is a deficiency.
Builder/Seller Responsibility	Check wiring and replace if it fails to carry the designated load.
Exclusions	None.