

PROHOME[®]

Paint:

At the Preclosing Orientation, you need to check that you have been left extra paints for those minor move-in nicks, scratches and other cosmetic areas needing touch-up that may occur after the Preclosing Orientation. Interior paint should be allowed to "cure" for 30 days before wiping. Do not scrub. Paint and caulk of painted trims are an Owner Maintenance responsibility.

Drywall:

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

Yards:

New sod, without watering, can die in two days in the summer. Maintenance of established drainage pathways is also a Homeowner responsibility. Please look at the established drainage, grades and sod carefully at the Preclosing Orientation.

Countertops:

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

Windows:

Condensation of moisture on windows is not the fault of the windows. Condensation forms on the windows when the temperature of the frames and glass drops below the dew point

Common Requests for Warranty Service That Are Not Covered Under Your Warranty.

temperature as it relates to the humidity in your home. This can occur frequently when temperatures outside are colder than temperatures inside. Be sure to use the exhaust fan when showering. Be sure to wipe condensation off any finished surfaces. Broken glass and torn screens will be repaired ONLY if noted at your Preclosing Orientation.

Caulk:

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

Vinyl Floor:

Vinyl flooring is a soft product that can be easily damaged, particularly by ladies' shoe heels. Please inspect the vinyl floors carefully during the Preclosing Orientation, as only vinyl tears or gouges noted before move-in will be repaired.

Brick:

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

Floors:

Some noise may be heard when walking on the 2nd story in a two story home. A "squeak proof" floor cannot be

guaranteed.

Woodwork:

Some minor scratches in wood floors cannot be avoided. Gaps and cracks at joints of painted woodwork are also inevitable.

Concrete:

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