

## INTRODUCTION

# WELCOME TO YOUR NEW HOME

Welcome to the growing family of T. J. Bednar & Company homeowners. Your new home has been designed and built with great care and pride. While keeping with the tradition and charm of the desert southwest, great measures have been taken to provide you with a reasonable priced, high quality home.

Along with your new home we have compiled this Homeowner's Warranty Manual with you in mind. We have included information to help with preventative maintenance, which is the key to a long-term, trouble free home. Also we have included some helpful hints and phone number that will make your move a lot easier. We truly care about your satisfaction and enjoyment.

Like any Warranty, this one specifies limits for responsibility and conditions under which it is valid or applicable. This Warranty is the only warranty, express or implied, that T.J.Bednar & Co. makes to you. No employee, representative or agent of T.J.Bednar & Co. is authorized to make any warranty except as herein contained.

Any questions you may have concerning the T. J. Bednar warranty program, homeowner maintenance requirements, customer service procedures or emergency repair information, should be answered in these pages.

Thank you for choosing a T.J.Bednar Home.

Even though this is "your " home now, it will always be one of ours.

Respectfully,

**T. J. Bednar & Company**

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## Emergency Service

An emergency condition is one that affects the habitability of your home such that there is imminent danger to you and your family, or the potential for severe damage to your home. If you require emergency service please call the appropriate contractor, then call T.J. Bednar Homes at 293-7203 and ask for a Customer Service Representative. If this is outside of normal business hours, please follow the information you receive from our phone menu on contacting T.J. Bednar Homes Emergency Service. After leaving your message, with your name, phone number, address, subdivision and a brief description of the problem, a T.J. Bednar Representative will be paged and will contact you as soon as possible.

Non-emergency items must be reported IN WRITING to T.J. Bednar Customer Service at 4846 N. Davis Ave, Tucson, AZ 85705.

If you request and receive emergency service for a non-emergency repair, you will be required to pay the Service Company COD.

For emergency service on weekends, holidays or after normal business hours, please call the appropriate contractor at the number listed below.

Please have the following information available:

Your Name: \_\_\_\_\_

Your Telephone Number: \_\_\_\_\_

Name of the Community: \_\_\_\_\_

A Brief Description of the Emergency: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Emergency Phone Numbers:

TJ Bednar to Place Sticker

PLACE STICKER HERE

Sticker above this line

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Other Helpful Numbers:

City of Tucson	Colonia/Terra Cotta	791-3242
Oro Valley Water		825-4759
Metro Water	Chaparral Heights/Preside	5758100
Tucson Electric Power		623-7711
Southwest Gas		889-1888
US West Communications		1-800-244-1111

## **Electrical Emergency**

T.J. Bednar Homes provided you with a list of essential contractor phone numbers in case of emergency. In order to maximize this service, we have developed the following guidelines to help you analyze the most common emergencies:

### **Electrical Emergencies**

Loss of all power – isolated to your home only.

Partial loss of power – affecting a section of your home.

Sparking or popping at outlets, switches or fixtures.

Most problems with electric service do not fall into an emergency category. Usually a lack of power to an outlet, switch or appliance involves one of these situations:

1. A “half-hot” outlet, with one side of a given outlet being controlled by a wall switch.
2. A tripped GFI circuit – many outlets in your home are protected against “Ground Fault” by these special circuits, especially in bathrooms, kitchen, garage and exterior. If an outlet in one of these locations does not have power, check all of the GFI outlets to verify that the circuit has not been tripped. The reset button will extend beyond the face of the outlet and needs only to be pushed in to reset the circuit. If it will not reset or does not restore power to the outlet, proceed to step 3.
3. A tripped circuit breaker – each electrical circuit is protected against an overload by the circuit breaker in the panel located outside of the garage. If too many appliances, tools, or other items requiring power are used on one circuit, the breaker can trip, shutting off power to that section of the house. A defective power cord or appliance can also trip a circuit. A tripped circuit breaker will appear out of alignment with the other switches. Simply switch the breaker to the “off” position and then back to the “on” position to reset the circuit. If the condition, which created the short, still exists, the breaker will trip again.

Once you have eliminated these conditions as the source of your electrical problem, either call our office during normal business hours or mail in a Warranty Request Form. If the condition is discovered at night or on the weekend and is not isolated to a single outlet or switch, contact the emergency phone number.

## **Heating and Cooling Emergencies**

If the furnace or A/C unit is not working, run through this checklist:

1. Is the thermostat properly set?
2. Is the bottom cover on the furnace properly in place?
3. Is the furnace plugged in and is the fuse at this receptacle in good condition?
4. Are the circuit breakers marked A/C and SRU (furnace) in the “on” position?

If you answered, "yes" to all the questions and the furnace or A/C unit is still not working, contact the appropriate contractor listed in the emergency service section, then call T.J. Bednar Homes at 293-7203 and ask for a Customer Service Representative.

## **Plumbing Emergencies**

Most of the plumbing supply lines in your house have shut-off valves at the sink or toilet. You were also shown where the main shut-off valve is located during your walk-through.

In the event of a constant spraying, pressurized water leak, either shut the water off at the fixture or shut off the entire house at the main shut-off valve. Then call the plumber.

Leaks at drains and toilets, which are not spraying, can be addressed during normal business hours. Detail the nature of the problem on a Warranty Request Form and mail it to our office. Be sure to make a reasonable effort not to use the affected fixture as to prevent further water damage to your home and belongings.

A clogged drain is usually not related to the construction of the house. As with any plumber, there will be a service charge for clearing clogged drains.

A lack of water to the entire house is typically the problem of the Water Company and they should be contacted directly.

## **Emergency Shut-Off Locations**

**Electric:**

Inside the circuit breaker panel located on the side of the house, the breaker labeled "MAIN" or "DISCONNECT" shuts off the entire house.

**Gas:**

The gas meter is located near the breaker panel on the side of the house. The valve is located on the pipe coming out of the ground before the pipe enters the meter. Place a wrench on the handle of the valve (this looks like a letter "I" with a hole on the side of the valve) and turn until the "I" is at right angles to the pipe. Then call the Gas Company.

**Water:**

The main water shut-off is under the exterior hose spigot on the pipe coming out of the ground. Turn this handle clockwise to shut off all the water to your house. Then open the spigot to help drain the water remaining in the pipes.

Occasionally the main shut-off may be located in the garage near the optional soft water loop. There is another shut-off valve in the water meter box near the street, on the street side of the meter.

Even after you have turned off the water, your leak may still appear to be flowing. This is due to the water that is in the water pipes draining out.

## **Customer Service Request Procedure**

You have now completed your pre-close of escrow walk-through inspection with our Project Superintendent. You may have identified corrections that need to be made to your home. We will begin making these corrections immediately.

After these corrections have been made, you may discover items that need repair but which do not require immediate attention. Should you require Customer Service attention, please contact T.J. Bednar Homes IN WRITING and we will respond as soon as possible.

For your convenience, a Warranty Request Form can be found in your Warranty Package.

To request forms, call 293-7203 between 8 am and 4 p.m., Monday through Friday, and we will mail request form(s) to be filled out and the yellow copy sent back to our office. You may also get forms at any of our sales sites. Upon receipt of the request form(s), our Customer Service Coordinator will contact you and schedule an appointment with our Project Superintendent or a Customer Service Representative for a preliminary evaluation of your service request. Following the initial visit, the Customer Service Department will arrange to repair those items that are covered by the T.J. Bednar Homes Warranty.

Before you request customer service attention, please review the balance of the warranty manual. This will help determine the type of service to request and to insure that the service you require is not a homeowner maintenance responsibility.

Our subcontractors are responsible for their work and will correct any defects in materials or workmanship.

We cannot reimburse our homeowners for service charges or parts provided by contractors not responsible for building you home or beyond the scope of this warranty.

We look forward to serving you throughout the term of your warranty and will make every effort to help you enjoy your new home.

## **Homeowner Maintenance Checklist**

T.J. Bednar Homes thanks you for the confidence in our product that your purchase represents. In an effort to help you maintain your home we have provided the following homeowner maintenance checklist to assist you in getting the most out of your investment.

Monthly:

- Clean or replace the return air filter in the heating and cooling system.
- Pour a mixture of 1 gallon of hot water and 1 cup of bleach down the AC condensate air vent during the AC season.

Every 2-3 months:

- Inspect the caulk around the sinks, tubs and showers. Recaulk as needed.

- Inspect the roof drainpipes to verify they are clear of debris.
- Inspect drain fittings and p-traps under sinks and make sure they are hand tight.
- Feed your plants: Easter, Memorial Day, 4<sup>th</sup> of July and Labor Day (but not your cacti.)

Every 6 months:

- Inspect the foundation around the house for evidence of termites. Evidence of termites appears as small tubes of dirt running vertically from the ground to the stucco.
- Remember, you have a five-year warranty against termites. Notify your termite subcontractor if any evidence of termites is found.
- Prior to monsoon season and to the winter rains, hose off the excess dirt from the roof and inspect for excessive cracking of the painted roof surfaces. Visually inspect roof tile for cracked or loose tile. Inspect roof shingles for missing or damaged shingles.
- Prune and re stake trees to provide appropriate support and properly developed growth.
- Inspect and repair any gaps found in the caulking at windows, doors and wood trim on the outside of your house.
- Inspect all natural wood finishes and oil, reseal or varnish as needed.
- Restore any damage caused by the rain to the swales and especially around the foundation of your house.
- Oil the moving parts of your overhead garage door.
- Test your smoke detectors (replace back-up batteries if a continuous chirping sound is hear.)
- Test GFCI circuits.

Annually:

- Service the heating and cooling system (see heating and cooling section)

## **New Home Adjustments**

In the early days of occupancy of your new home, you may become aware that the home is adjusting to its location, your living habits and your heating and air conditioning requirements. The framing components of your home will adjust, causing occasional movement noises and the framing members settle into their permanent position. These movements are normal. Also, as time progresses, you may notice slight separation between construction products such as between baseboard moldings and drywall. While the individual components are securely attached, they are covered at their joints with caulking and/or paint, which will crack slightly as the components move. These hairline cracks can be cosmetically covered if so desired with caulking materials as you begin your personal program of homeowner preventative maintenance and care.

In the following pages, you will find valuable information regarding the maintenance of your new home. Take advantage of the information in this section to help you maintain your new home.

## **Drainage**

## WARRANTY COVERAGE

First And Second Year – The pre-established drainage system at your home is warranted for two years against failure to properly drain rainwater from the property, however homeowner maintenance is required to clear erosion and silting after heavy monsoon rains. Alteration of any kind voids warranty.

Drainage – Your home has been graded, prior to your taking possession, so that all surface water will flow away from the foundation and toward the nearest drainage structure. The drainage arrangement is dictated by the design of the community, as approved by Pima County or other local municipalities and must be maintained. The warranty on the drainage system is void if altered or blocked by the introduction of landscaping or structural improvements (i.e., concrete slabs, swimming pools, storage buildings, walls, etc.)

Standing Water – You may notice some standing water which ponds immediately following rainstorms. This pooling is normal and should dissipate within a forty-eight (48) hour period. If water stands for an excessive length of time, write the Customer Service Department.

Drainage Alterations – Should your landscaping plans include interruption of or alterations to the drainage system on your lot, you are responsible for re-establishing the drainage system. The re-established drainage system must prevent water from standing against any foundation and insure all water exits your lot at the pre-determined exit locations as originally established during construction.

Gutter Systems – In the event you add gutters and down spouts, insure that the water exit point at each downspout is designed to channel the water to the pre-established drainage exit locations.

Building Improvements – If you plan on building improvements at your home, such as patio slabs, swimming pools, storage building, etc., it is important that you consider the impact these structures may have on the drainage system at your lot. Avoid allowing building improvements to create a dam, which retains rainwater. It is YOUR RESPONSIBILITY to insure that the integrity of the drainage system is maintained at all times.

## Landscaping

The Landscaping Request Forms allowed you to customize your home from three basic groups of planting. T.J. Bednar Homes warranties only the basic landscape plan and the automatic irrigation. If you chose the automatic timer option, the watering cycle on the timer is set to accommodate watering requirements for new plants and must be reset by you after 30 days from closing to avoid over watering.

### Warranty Coverage

Ninety Day – All plants that have been installed at your home are warranted against failure for a period of: (60) days for manual irrigation systems and (90) days for automatic irrigation systems.

First year – The irrigation system at your home is warranted against failure due to material defects for a period of one year.

Second year – The irrigation system at your home is warranted against failure due to poor workmanship for a period of two years.

Our subcontractor is responsible not only for the plants you select, but also for the way the water drains across your lot. While drainage patterns may vary, two factors are constant: first, when the landscaping is finished, the water should flow away from the foundation; second, within 24 hours of a rain there should not be standing water on the property except in the swales, which may hold standing water for up to 48 hours after the rain stops.

Upon completion of your home, the termite subcontractor places a final barrier treatment around the foundation. If you disturb the dirt within 12" of the foundation after this treatment, you will need to contact the termite subcontractor to retreat the affected area. Failure to retreat disturbed soil in these areas may void your 5-year warranty against termites. Remember, once the landscaper is finished, certain items become the homeowner's responsibility. These items include any erosion caused by rain as well as any yard work that you do that causes water to stand against the foundation of your home.

Homeowner Maintenance – the gravel ground cover that has been spread over your front yard should be regularly maintained by raking it to keep a uniform coverage. Rock which gets spread into the street or on walks and drives should be swept back into the yard to insure that the front landscaping remains attractive. Your warranty **does not** cover replacement or augmentation of the rock cover in the front yard.

Your landscape is not warranted against weed and unwanted grass growth. Weed control in gravel-covered areas can be easily done by regular applications of pre-emergent. Contact your landscape contractor for further information.

As you landscape your property, consider the following:

- Plant shrubs at least five feet (5') away from the foundation of your home.

### **Landscaping (cont'd)**

- Plant trees at least ten feet (10') away from the foundation. Select trees, which do not have large migrating root systems. Such roots may migrate beneath the foundation and cause damage.
- Aim all sprinkler heads away from the foundation.
- Do not install landscaping plastic next to the house foundation. This product will trap water next to the foundation. An alternate product is a porous woven weed barrier such as Geotextile. Contact your landscaping contractor for further information.

Watering – Many of the plants provided in your landscape package are low water plants. Over watering of these, as well as many other plant types, is as potentially hazardous to their survival as under watering. Follow the instructions of your landscape contractor.

Pruning and Re staking – In order to ensure a proper root system and mature growth your tree(s) must be pruned biannually and re staked to accommodate continued growth. Take a clipping from your tree(s) to a qualified nursery or contact your landscape contractor for information on the proper time and method for pruning and staking your tree(s).

## Foundation and Concrete

### Warranty Coverage

First and Second Year – The foundation of your new home is warranted against failure for a period of two years. \*

Foundation – Your new home is supported by a concrete foundation. It is critical that this area be kept dry at all times. Do not allow holes to develop against the foundation that will allow water to stand against the concrete.

The foundation of your home is a very important element of the entire structure. It is imperative that it be protected from the erosive effects of weather and improper drainage systems.

Concrete – The concrete slabs, drives which are installed at your home are subject to cracking, as are all cement type surfaces. Concrete surfaces are not warranted against cracking and do not require corrective action unless the cracks are in excess of 3/32" in width and 1/8" in vertical displacement of 3/16" for sidewalks. If you identify concrete cracks that exceed these tolerances, contact the Customer Service Department **IN WRITING**.

Refer to sections on Drainage, Landscaping and Termite Prevention for additional information relating to foundations.

- Review Home Buyers Warranty for additional warranty information.

The type of Foundation/Slab system installed is a post-tension slab, and should not be cut or altered. Personal injury and/or property damage can occur. Any cutting or alterations should be done under the supervision of a professional engineer.

## Termite Prevention

### Warranty Coverage

Five (5) Year Limited Warranty – The soil beneath your home has been chemically treated to prevent termite infestation. The builder provides a guarantee, through the pest control subcontractor, which protects your home against termite infestation for a period of five years from the date of treatment. If termite infestation should occur within this time period, the soil will be retreated in substantial conformance with the standards in effect at the time of original treatment, or at the option of the builder, the standards in effect at the time of re-treatment. The builder further agrees to repair all construction

damage by termites within the one-year builder's warranty period. It is recommended that you enter into an extended contract with a pest control company of your choice to insure that the protection continues beyond the fifth year.

Homeowner Maintenance – regular inspection of your property can insure that, in the event of termite infestation, early detection will be insured. To inspect your property, simply walk around the perimeter of your home checking the foundation area for small, light tan colored tunnels from the soil level to the stucco edge. Inspect the interior of your garage by checking for tunnels or trails on the wall surface near the concrete floor. Also look for drywall areas in the garage where the surface paper of the drywall has been removed in an irregular line exposing the white gypsum. If you discover any of these conditions, contact the Customer Service Department for further instructions.

**Following are detailed explanations of subterranean termites, their prevention relating to potential damage to your home and responsibilities regarding treatment. This information has been compiled and issued by the Arizona Structural Pest Control in conjunction with the pest control operators of this state.**

In recent years, there have been many changes relating to the performance of a soil pretreatment for termites. Generally, these changes apply to the type of product that can be used, the method used to apply them, and the amount of regulation. The quality of the work has also been affected by the location where the homes are being built. As the population grows in Arizona, more and more homes are being built on reclaimed desert land instead of reclaimed agricultural land. The amounts of subterranean termite colonies in reclaimed desert land are much higher and opportunities to attract infestations are greater.

## **Termite Prevention (cont'd)**

### **What is a subterranean termite pretreatment?**

This is a preventative chemical treatment to deny access into a residential dwelling by subterranean termites. A licensed pest control operator establishes the chemical barrier. The chemical is applied in a manner consistent with the termiticide label, rules and regulations of the Arizona Pest Control Commission, and the United States Department of Agriculture Bulletin 64.

### **How do I determine if my home requires a pretreatment?**

The Federal Housing Administration (FHA), Veterans Administration Housing and Urban Development (VA-HUD), and the laws in many communities of Arizona require that any building built as a single family residence or duplex or which might be sold with FHA or VA-HUD warranted financing to have a soil pretreatment. This pretreatment is warranted for a period of five years.

### **If I have subterranean termites, does that mean the job was not done correctly?**

No. The warranty issued and required is a re-treatment warranty. Pretreatment work is not an exact science. The factors affecting pretreatment are: the application equipment and types, soil types, soil moisture content, and the disturbance of the treated barrier. Homeowners making cosmetic changes can disturb and destroy the treated barrier.

### **What can I do to help prevent subterranean termites infesting my home?**

Any improvements or repairs you make to your home that require breaking or cutting into the concrete slab or require changing or digging at the soil that touches the outside foundation of your home, need to be reported to and retreated by the pest control operator who originally treated and guaranteed your home in order to maintain the integrity of your warranty.

If you add any concrete for patios, room additions, garages or carports, or make any other alterations to your home, this need to be treated. Failure to do so will void your original five-year pretreatment warranty. Landscaping should not be installed within 16 inches of the foundation. Irrigation should be installed outside the plant line. Avoid installing fence posts, trellises, or any other wooden décor that touches both the ground and the structure. Do not change the grade level of the soil outside the foundation to create drainage toward the house.

### **Who is responsible for termite damage to my home?**

The pest control operator is responsible for re-treatment during the applicable warranty period. The FHA/VA warranty states that the builder agrees to repair all construction damage within the one-year builder's warranty period. The homeowner repairs his or her own termite damage after the one-year builder's warranty period expires.

## **Heating and Air Conditioning**

### Warranty Coverage

**First Year** – The heating and air conditioning system in your home is warranted by the manufacturer, through the air conditioning contractor, against failure due to material defects for a period of one year.

**Second Year** – The heating and air conditioning system in your home is warranted by the air conditioning contractor, through the builder, against failure due to poor workmanship for a period of two years.

**COMPRESSOR WARRANTY** – If your home is equipped with refrigerated air conditioning, the compressor, which is a part of that system, is warranted by the manufacturer against failure for a period of five years.

**NOTE:** This warranty is for the compressor assembly only! Labor costs are the responsibility of the homeowner. The warranty is not extended upon installation of a replacement compressor. The remaining warranty is equal to the time remaining between original COE and the end of the original five-year warranty.

**Refrigerated Air Conditioning Systems** – Your home is equipped with a refrigerated air conditioning system. Homeowner maintenance requirements include monthly cleaning or replacement of return air filters. Consult your instruction manual, or contact the heating and air conditioning contractor for more information regarding the maintenance program.

**Heating System** – Your home is equipped with a central heating system. Homeowner maintenance requirements include monthly cleaning or replacement of return air filters. Consult your instruction manual, or contact the heating and air conditioning contractor for more information regarding the

# Plumbing

## Warranty Coverage

First Year – The plumbing system is warranted for one year against the following:

1. Leakage of the water supply system.
2. Faucet or valve leaks that are caused by defective materials or workmanship.  
NOTE: Drips caused by worn faucet washers are not covered. These repairs are a homeowners' maintenance responsibility.
3. Defective plumbing fixtures.
4. Loose fixtures.

Second Year – The plumbing system is warranted against failure due to poor workmanship for a period of two years.

Pressure Reducing Valve – Your home may be equipped with a pressure-reducing valve. These devices are installed in areas where the municipal water system requirements necessitate higher than normal main line water pressure to insure adequate supply to all residences. The PRV is pre-set and requires no homeowner maintenance. If you suspect that the PRV has failed during the warranty period, contact the plumbing contractor. Tampering with your PRV will void the warranty on that device and possibly on the entire water system.

Water Supply System – The water supply system at your home is controlled by a gate valve below the hose bib at the front or side of your home. The entire water system that supplies the home can be turned off at this location. A second location for controlling the water supply to the entire home can be found in the water meter box which is located below ground level at the front of your property near the street. This is a shut-off valve. Many water use locations within the home have individual shut-off valves, which control the water supply to connected fixtures of appliances.

Waste Water Drain System – Drain system blockages are not normally covered under the builder's warranty. Your home is connected to the municipal wastewater collection system. Should drain blockages occur after occupancy, it is typically your responsibility to solve the problem. Your home is equipped with several clean-out locations, which can be accessed for the purpose of clearing drain blockages. Many blockages can be cleared with the help of a plunger. When drain traps at sink and bathroom lavatories become blocked, they can be removed and cleaned out.

If you contact a plumbing contractor for assistance, be advised that you potentially bear the responsibility for the cost of plumbing services rendered. To avoid these costs in the event the drain clog may be construction generated you must contact the appropriate plumbing contractor for your subdivision.

Running Toilets – If your toilets sound as though the water is running continuously, check the rubber stopper at the bottom of the tank and replace it if it is worn. If the problem is not with the seal of the stopper, check the shut-off float. The float is probably not being lifted high enough in the tank by the water level to shut the valve off completely. Check the adjustment screw on the rod to lower the float to the proper level.

## Plumbing (cont'd)

Be sure the float is free from contact with the sides of the tank or any other parts within the tank.

Overflowing Toilets – Toilet blockages are not normally covered under the builder's warranty. Do not flush paper towels, diapers or other large objects down your toilet. The best rule to follow is that only human waste and toilet paper be flushed down any toilet. **Should your toilet begin to overflow, immediately turn off the water supply to the toilet at the wall below the toilet tank.** Blockages can often be cleared by the use of a plunger or a closet auger. Should it be necessary to contact a plumbing contractor to clear a toilet blockage, the cost of such service is the responsibility of the homeowner.

Water Heater – Your home is equipped with an electric and/or solar system.

Faucets – Occasionally you may experience slow flow from sink and lavatory faucets. Foreign matter, which is caught in the aerator where the water exits the faucet usually, causes this. To solve the problem, simply unscrew and clean the aerator.

Sinks – Stainless steel sinks may be subject to vibrations caused by the garbage disposal, this is normal for this type of sink.

Waste Disposal – Waste disposals are permanently lubricated and self-cleaning. Always use a steady flow of cold water when using your disposal and be sure to start the water before you turn on the unit. Do not run the unit with any volume of water standing in the sink! Always allow all water to drain from sink before starting the water and disposal running. Allow the unit to completely dispose of the waste before turning it off. Large, solid or fibrous materials such as glass, metal, crockery, bones, corn husks, artichokes, pea pods, bean pods, etc., should never be put into the disposal unit. Do not put lye or drain cleaning chemicals into disposal. If your disposal becomes jammed and turns off, use the hex wrench, which has been supplied with the disposal to free the cutting blades. Do not put you had into the disposal cavity.

Troubleshooting – Some garbage disposals are equipped with a hex wrench, which can be used to free the blades, should the unit become jammed. If a jam occurs, **turn off** the unit immediately. Reach underneath the cabinet and unplug the unit. Remove the rubber splashguard in the sink drain. Remove any large, solid or metal objects that may have fallen into the disposal (fork, spoon, bones, etc.). Find the hex wrench and place it in the hex slot at the bottom, center of the disposal unit. Rotate the blades with the hex wrench to clear the jam. Replace the rubber splashguard. Plug the disposal back into the designated outlet (the one with a dot over it). Push the reset button located on the bottom of the disposal near the hex slot or on the side if no hex slot is provided. Run water into the disposal and turn the power on. If your garbage disposal did not come with a hex wrench and it becomes jammed, please follow the instructions in your owner's manual.

## Electrical

Warranty Coverage

First Year – The electrical system in your home is warranted for one year against the following:

1. Defective electrical circuits
2. Defective switches and outlets
3. Defective light or other electrical fixtures

Second Year – The electrical system is warranted for against failure due to poor workmanship for a period of two years.

**Light bulbs are not warranted.**

Switched Outlets – Typically each bedroom is equipped with an electrical duplex outlet, half of which is controlled by a switch on the wall. If you discover an outlet that seems to be dead, check the wall switch. This may be the switched outlet in the room.

Smoke Detector – Smoke detectors have been installed in your home in compliance with building code requirements. Your smoke detector is directly wired into the electrical system of your home and also contains a battery backup. You can check the serviceability of your smoke detector by pressing the test button on the face of the smoke detector. If the unit is operating properly, it will begin to make a shrill sound and it will continue making this sound until you release the test button. If your smoke detector makes a continuous chirping sound, that is usually an indication that the battery needs to be changed. This is a homeowner maintenance responsibility. High humidity can, at times, cause point contact to occur and thus cause the unit to chirp as if the battery is low.

**Batteries are not warranted**

Power Failures – If you experience a power failure in your home, first check the main circuit breaker and the secondary breakers inside electrical panel to ensure that the problem is not in the electrical system. If the main breaker and all secondary breakers are turned on, contact Tucson Electric Power to determine the course and duration of the power of failures.

Ground Fault Circuit Interrupters – In certain areas of your home the electrical outlets are controlled by Ground Fault Circuit Interrupters that are super sensitive breakers located between the main electrical panel and the electrical outlet. These outlets are typically located in areas where the risk of electrical shock is greater than normal, (i.e., bathrooms, kitchens, garage and exterior outlet locations). These breakers will trip (turn the current off automatically) if there is a surge of power at the outlet or if the outlet gets wet. If you attempt to use an electrical outlet and no power is available, first check the nearest GFCI outlet (typically located in the kitchen and the master bathroom) and push the reset button. If power is not restored after resetting the GFCI, check the breakers in the electrical panel.

**Electrical (cont'd)**

Since GFCI outlets are very sensitive and can be tripped by the slightest power surge, never use GFCI outlets to provide electrical power to appliances, which require continuous power or have high amperage ratings such as food freezers or refrigerators.

Arc Fault Breakers – In the bedrooms of your home the electrical outlets are controlled by Arc Fault Breakers that are sensitive breakers located in the main electrical panel. These outlets are typically located in areas where the risk of electrical shock is greater than normal. These breakers will trip (turn the current off automatically) if there is a defective electrical appliance, defective electric cord or even a high amount of static electricity. If you attempt to use an electrical outlet and no power is available, check the Arc Fault Breaker in the main panel.

## Appliances

The appliances provided with your T.J. Bednar Homes are warranted through the supplier and manufacturer directly. Read the information on each appliance and then keep the manuals in a safe, assessable place.

During your walk-through, you were shown the location of the model and serial number for each appliance. Enter those numbers in the space provided below; along with the suppliers' phone number and any 800 numbers provided by the manufacturer. We have provided space for all standard and optional appliances offered by T.J. Bednar Homes.

Supplier: \_\_\_\_\_  
Manufacturer Number: \_\_\_\_\_  
Dishwasher: \_\_\_\_\_  
Store: \_\_\_\_\_  
Hood Fan: \_\_\_\_\_  
Microwave: \_\_\_\_\_  
Cook Top: \_\_\_\_\_  
Refrigerator: \_\_\_\_\_  
Washer: \_\_\_\_\_  
Dryer: \_\_\_\_\_  
Oven: \_\_\_\_\_  
Other: \_\_\_\_\_

### Warranty Coverage

First Year – All appliances that are installed in your home are covered by the manufacturer's warranty. These warranties typically last for **one year** from the date of close of escrow.

Second Year – No coverage.

Should you experience a problem with your appliances consult your instruction manual for the particular appliance. If you are unable to correct the defect, call:

General Electric Appliances	1-800-523-7277
Whirlpool Appliances	1-800-253-3977

The representative will help you determine the problem and advise as to the indicated repair. If there is a question regarding warranty coverage, contact T.J. Bednar Homes Customer Service Department Monday through Friday, 8:00 a.m. to 5:00 p.m. except holidays.

## Windows

### Warranty Coverage

First Year – The windows and sliding glass doors in your home are warranted against failure due to poor workmanship for a period of two years.

## Window and Sliding Glass Doors

Maintenance – Your program of homeowner maintenance should include regular cleaning of the window and door tracks. This effort will ensure smooth movement of the slider portion and will prolong the life of the slide wheels that allow the window and door to open. If a window or door is hard to open, insure that the tracks are clean and free from debris, and then lubricate the glide wheels with light lubricating oil.

Window Weep Holes – The windows and sliding glass doors in your home are manufactured with “weep holes” at the base of the slide track. During rainy weather these tracks may fill with water. This is a normal condition; any water taken on during rain will drain out the “weep holes.” If water fails to drain properly, check the “weep holes” to insure that there are no obstructions.

**NOTE:** During a severe wind driven rain storm, window and door tracks may fill and overflow due to the high volume of rainwater and air pressure extremes. This circumstance does not indicate leakage or failure. As the rain subsides, the track will drain and wet sills will dry. A towel placed on the windowsill or in front of the door during storms may help control the moisture.

No Warranty on manufactured surfaces unless indicated at walk-thru, or within first 10 days of move in.

Application of film/tint to glass may void the manufacturer warranty.

Do Not Tint Vinyl Windows.

## Doors and Trim

### Warranty Coverage

First Year – The doors in your home are warranted against failure due to material defects for a period of one year.

Second Year – The doors in your home are warranted against failure due to poor workmanship for a period of two years.

Exterior brass door hardware is not warranted against tarnishing, discoloration and finish failure.

### Doors

Exterior Doors - The exterior front doors on your home are insulated steel, fiberglass or wood doors, which are hung in wood jambs.

Interior Doors – The interior doors on your home are hollow core, faced with embossed composition board. The doors are hung in wood or composite jambs.

Maintenance – Your homeowner maintenance program should include regular hinge and hardware lubrication with light oil and biannual inspection of exterior natural wood

finishes. If natural wood finishes appear to be extremely dry a coat of varnish is due. Do not allow the wood to begin peeling or cracking.

To ensure long life of your door systems, avoid slamming doors. Frequent slamming will cause doors to move out of adjustment. This, in turn, may cause excessive wear on the hardware or allow weather penetration.

You may experience periods of time when doors in your home stick as they are closed. This is usually caused by higher than normal humidity in the air. There is no warranty coverage for this temporary condition. If you experience doors that stick continuously regardless of the humidity, contact the Customer Service Department in writing.

Sliding Glass Doors – Refer to maintenance information.

#### Trim Materials

Maintenance – You may discover slight cracks between the base and the case molding and the wall surface. This is normal because the molding is wood and the wall is drywall. These materials are not bonded together, the molding is nailed to the wall and the surface joints are caulked and painted. It is not necessary to repair these cracks, but if a crack develops and you want to repair it, simply fill it with caulking and touch it up with paint. Door case moldings will become soiled as you live in the house. To remove the soils simply use a damp cloth and a non-abrasive liquid cleaning product.

## Roofing

#### Warranty Coverage

First Year – The roof of your home is warranted against failure due to material defects for a period of one year.

Second Year – The roof of your home is warranted against failure due to poor workmanship for a period of two years. \*

#### Roof

If you experience a roof leak, call the Customer Service Department. It is the homeowner's responsibility to remove all personal property from the location of any water leak to prevent unnecessary damage. The builder will not be responsible for personal property, which may be damaged by water leakage. Most homeowner insurance policies cover such damage.

#### Concrete Tile Roofs

It is important that no one walk on concrete tile roof surfaces unless absolutely necessary. Though the concrete tile is very strong, it is subject to breakage if walked on improperly. Occasionally, high winds will blow tiles off roof surfaces. These occurrences are **not warranted**. You may have coverage for this type of damage under your homeowner's insurance policy. Please refer to your LIFETILE or MONIER Warranty.

#### Asphalt Shingle Roofs

It is important that no one walk on roof shingles unless absolutely necessary. This is especially true during hot weather. Walking on the mineral surface while it is hot will damage is severe.

#### Painted or Built Up Flat Roofs

It is important to perform annual inspections of this type of roof. If any cracking in the roofing material around vent pipes, T vents, flue pipes, roof scuppers, cant seams or corners, cricket seams or overlaps or skylights occurs they must be repaired. Do not allow normal weather cracking of the roofing material to become excessive and cause roof leaks. If the paint coating is peeling or cracking excessively it is time to add another electrometric coating to your roof. Contact your roofing contractor or T.J. Bednar Homes for more information on how to perform these maintenance repairs.

Review Home Buyers Warranty for additional information.

## Cabinets

### WARRANTY COVERAGE

FIRST YEAR – The cabinets in your home are warranted against failure due to material defects for a period of one year.

SECOND YEAR – The cabinets in your home are warranted against failure due to poor workmanship for a period of two years.

### CABINETS

Your cabinets are constructed of composition board material with laminated surface material of nature or synthetic materials.

Maintenance – Your cabinets will respond well to regular treatment with a furniture-revitalizing product. Do not use water or harsh cleaners on cabinet surfaces. The hinges on your cabinet doors may require occasional lubrication; use a silicone lubricant for this maintenance.

No warranty on manufactured surfaces unless indicated at time of walk-thru or within first 10 days of move-in.

## Caulking/Grouting

To prevent water damage to countertops and drywall it is imperative to inspect and maintain caulking/grouting at seams on kitchen/bathroom countertops and bathroom tub and shower surrounds.

This is a homeowner's responsibility. Upon request by the owner, T.J. Bednar will repair loose caulking/grouting around tubs and/or shower surrounds **one time only** within the first 12 months after closing.

## Countertops

### WARRANTY COVERAGE

FIRST YEAR – The countertops in your home are warranted against failure due to material defects for a period of one year.

SECOND YEAR – The countertops in your home are warranted against failure due to poor workmanship for a period of two years.

#### COUNTERTOPS

Laminate Top Maintenance – The laminate tops in your home are plastic that is formed over and glued to a composition board base. Though the surface is very hard, it will scratch easily.

Never clean the surface with abrasive cleaners, never use the surface as a cutting board, never allow hot items (200 degrees Fahrenheit) to stand on the surface. Use protective pads between all hot pots and pans and the laminate surface. Clean your laminate countertops with non-abrasive, liquid cleaners.

No warranty on manufactured surfaces unless indicated at time of walk-thru or within first 10 days of move-in.

### **Ceramic Tile**

#### WARRANTY COVERAGE

FIRST YEAR – The ceramic tile in your home is warranted against failure due to material defects for a period of one year

SECOND YEAR – The ceramic tile in your home is warranted against failure due to poor workmanship for a period of two years.

Ceramic Tile Maintenance – Ceramic tile surfaces are very hard but they will scratch if subjected to abuse by sharp objects. Clean your ceramic tile with non-abrasive liquid cleaners. Regular cleaning with a damp cloth followed by a dry cloth wipe up will reduce the maintenance requirements and keep your ceramic surfaces bright and shiny.

You may experience some slight cracking in the grout lines between the tiles, especially at joints between ceramic and other materials. The ceramic tile contractor will repair such cracks only once during the **first** year of warranty coverage. Your homeowner maintenance program should include regular repairs to cracked grout lines, \* To make these repairs, simply apply tub and tile caulking material to the surface, rub it in with your finger and wipe the surface clean. This maintenance effort will help to insure that water does not seep behind tile surfaces causing long-term damage.

- The above maintenance applies to tub and shower tile and some floor tiles with white, non-sanded grout. For sanded grout at floors and countertops refer to manufacturer instructions that may be obtained from the tile subcontractor.

No warranty on manufactured surfaces unless indicated at time of walk-thru or within first 10 days of move-in.

### **Cultured Marble**

#### WARRANTY COVERAGE

FIRST YEAR – The cultured marble surfaces in your home are warranted against failure due to material defects for a period of one year.

SECOND YEAR – The cultured marble surfaces in your home are warranted against failure due to poor workmanship for a period of two years.

Cultured Marble Maintenance – The cultured marble surfaces in your home are particularly susceptible to damage caused by abuse from sharp objects. Clean your marble surfaces with non-abrasive liquid cleaners. Cultured marble surfaces will melt if subjected to extreme heat. Do not place hot appliances such as irons, hairdryers, etc. directly on the surface.

Hard water deposits may collect on cultured marble surfaces and bath surrounds, and can be removed with a weak solution of water and ammonia.

If you experience slight surface scratching on your cultured marble surfaces after closing, they can usually be professionally buffed out to remove the scratches. If you have questions regarding this service, contact the Customer Service Department for further information and a referral.

No warranty on manufactured surfaces unless indicated at time of walk-thru or within first 10 days of move-in.

## Floor Covering

### Warranty Coverage

First year – The floor coverings that have been installed in your home are warranted against failure due to material defects for a period of one year.

Second Year – The floor coverings that have been installed in your home are warranted against failure due to poor workmanship for a period of two years.

### Carpet:

Carpet Maintenance – Vacuum your carpet surfaces regularly using a vacuum with a power head to agitate and raise the nap, especially in high traffic areas. Carpet, which is not regularly vacuumed, will become matted and may not respond to attempts to raise the nap. If plastic mats, or any object or material that can trap moisture below the surface is placed on carpeted areas, these object/materials must be picked up regularly to allow the carpeted area to breathe. This will avoid mold or mildew forming in the carpet and pad. If such damage occurs it is **not covered** under the warranty.

Bleaches, chemicals, sunlight and urine will discolor carpet. Remove spills immediately after they occur. Assume that all spills will stain. Remove spilled material by blotting the surface with white absorbent cloth or paper towels. Follow by rinsing the surface with clean water then dry the surface thoroughly with a clean cloth or paper towel. Stains, which cannot be cleaned with water, should be spot cleaned with carpet cleaner. When

using cleaning agents always follow the directions on the container. Cleaning agents are sometimes very strong. Be sure to test them on an inconspicuous area before applying them on the soiled area. After the carpet is dry, gently brush the surface to restore the pile. Carpet, which mats, discolors or stains because of inadequate maintenance or abuse, is not warranted.

No warranty on manufactured surfaces unless indicated at time of walk-thru or within first 10 days of move-in.

#### Resilient Vinyl Flooring:

Resilient Vinyl Floor Maintenance – Vinyl surfaces are strong but can be gouged, stained or scratched. Keep your vinyl surfaces clean at all times. Always use floor protective pads under heavy furniture. When moving heavy appliances or furniture, place a piece of carpet on the floor with the nap side facing the vinyl surface. Gently slide the heavy object across the surface.

It is good maintenance to regularly sweep or vacuum and mop your vinyl surfaces to keep them bright and shiny. Always wipe up spills immediately and clean the surface in the area of the spill with clean water. Most vinyl floor surfaces never need polish or wax.

## Drywall

### Warranty Coverage

First Year – The drywall that is used in your home is warranted against failure due to material defects for a period of one year.

Second Year – The drywall that is used in your home is warranted against failure due to poor workmanship for a period of two years.

The interior drywall has been applied according to local codes and standards and then covered with a textured finish. This finish helps to limit the visibility of normal seam lines and joints. However, under certain lighting conditions you may still detect where the studs, rafters or joints are located. This condition, along with the occasional appearance of settlement cracks is normal in all drywall installations and is not warrantable.

Rubbing a small amount of latex caulk in the crack then painting over the repaired area after the caulking dries can easily cover hairline cracks. “Nail pops” can be easily repaired by lightly tapping the nail so that its head will sink below the surface of the drywall. Next fill the hammer mark with drywall patching compound, (found at any hardware or paint store) then touch up the dried repair.

Maintenance – The interior walls of your home will require very little maintenance. You may notice hairline cracks or seam lines in the drywall surface. These are typically the result of normal settlement of the structure and are not covered by your warranty unless

cracks exceed 1/8" IN WIDTH. **“Nail pops” and cracks, which are covered by your warranty, will be repaired only one time during the first year.**

If you discover cracking or drywall failure, which you feel exceeds the minimum, described above, contact the Customer Service Department in writing.

## **Stucco**

### Warranty Coverage

#### **STUCCO**

In Arizona, the Registrar of Contractors makes a simple distinction between what is acceptable and what is not acceptable. The Registrar of Contractors state, "...cracks in the stucco 1/16<sup>th</sup> of an inch or greater is not acceptable." A nickel is exactly 1/16<sup>th</sup> of an inch thick and is the easiest tool to use to measure the width of a stucco crack. The repair of such a crack is covered under your warranty guidelines. According to the Registrar of Contractors, "hair line cracks in the stucco are acceptable." The treatment of such cracks falls under homeowner maintenance. If you have cracks, which exceed the width described above, contact the Customer Service Department in writing.

Maintenance – Stucco is a rigid product that is applied over a wood frame structure, which may move as it settles into its permanent position. This settlement can cause slight cracking to the exterior stucco surface of the structure. Caulking the crack and rubbing the caulk deep into the crack can easily repair minor cracks. Before the caulk dries, a wet sponge is helpful to blend in the caulk with the texture of the stucco finish. Textured caulking does not come in colors, therefore paint touch up will be needed on the dried, repaired surface.

We recommend a good quality paintable textured electrometric caulk.

NOTE: Be aware that due to the color-matching problem with exterior paint touch up, stucco repairs, once completed may be more noticeable than the original crack.

## **Garage Door**

### Warranty Coverage

First Year – The garage door is warranted by the manufacturer through the garage door contractor, against failure due to material defects for a period of one year.

Second Year – The garage door is warranted against failure due to poor workmanship for a period of two years.

#### **GARAGE DOOR**

Maintenance – The wheels, which run in the guide tracks at each side of your garage door, will require occasional lubrication. If you experience an increase in noise as you open your garage door or if the door is difficult to open, the wheels may need lubrication. Use a "3 in 1" oil or motor oil to lubricate all moving parts.

NOTE: DO NOT attempt to adjust the tension wheel. Contact the original installer or a licensed garage door installer.

## **Garage Door Opener**

The same one year warranty covers the automatic opener if provided by or purchased through T.J. Bednar Homes.\*

The automatic door opening system provided or purchased through T.J. Bednar Homes is equipped with two reversing systems. The first system will reverse the closing door upon impact with an object prior to being in fully closed position. The second system will reverse a closing door if an object disrupts a beam of light across the bottom of the door opening.

Since the light beam transmitters/receivers must be aligned to function properly, they are susceptible to being knocked out of alignment. Your garage door will start to go down and immediately go back up if the sensors are not aligned or an object is blocking the light beam. Then you have to realign the sensors. With remote opener in hand, slightly bend the mounting bracket and try to close the door. Repeat the processes until the sensors are lined up and the door fully closes when the remote button is pushed. If you cannot realign the sensors yourself, our garage door installer will need to be contacted and their normal service fee may be charged to you.

If your garage door is equipped with an automatic garage door opener, the control track may require occasional lubrication. The lubricant, which is recommended by the manufacturer, is "3 in 1" oil or motor oil. Only 2 to 3 drops are needed.

Effective with all residential garage door openers installed after January 1, 1993, a secondary safety system, which includes an electronic sensing device, has been installed along with the operator to provide protection from entrapment.

\*Please be aware that the installation of an automatic door opening system by any other company than the one originally installing the door may void the warranty on the door if not installed properly or if the tension adjustment has been changed.

## **Zero Clearance Fireplace (optional)**

While a source of comfort and warmth, fireplaces can quickly become a problem or danger to you and your family if not properly used or maintained. Carefully read this information and all the literature provided to you by our subcontractor.

The chimney should be inspected every year to help prevent the build up of soot and oils that could cause a chimney fire.

Before lighting the first fire of the season, visually inspect the flue pipes for any sign of blockage.

If your fireplace has glass doors they must either be fully open or fully closed while the fire is burning. In a partially open position, smoke can be drafted into the house. Also, many fireplace door companies warn against closing the doors with a roaring fire inside.

Always be certain that the fire is totally out before closing the damper. While the flames may be out, white, cold looking ashes can be concealing hot embers, which will continue

to produce smoke, and gases, which may become trapped in your house if you close the damper too soon.

Hairline cracks in the brick refractory liner are common and no corrective action is needed.

### WARRANTY COVERAGE

First Year – If your home is equipped with a fireplace, it is warranted against failure due to material defects for a period of one year.

Second Year – If your home is equipped with a fireplace, it is warranted against failure due to poor workmanship for a period of two years.

## **TJ Bednar & Company Coverage**

### First Year Coverage

T.J. Bednar Homes warrants, for a period of one year from the date of home owner occupancy or close of escrow whichever shall occur first, that it will repair or replace, at its discretion, any component of the home which is determined to be defective due to material failure or poor workmanship during installation.

Landscape Plants: (60) days only, manual irrigation systems.  
(90) Days only, automatic irrigation systems.

Criteria for determination of repair or replacement are based on the standards set forth by the Registrar of Contractors of the State of Arizona.

### Second Year Coverage

T.J. Bednar Homes warrants, for a period of two years from the date of home owner occupancy or close of escrow, whichever shall occur first, that it will repair or replace, at its discretion, any component of the home which is determined to be defective due to **poor workmanship** during installation.

**There is no second year coverage for the landscape plants and appliances.**

**Criteria for determination of repair or replacement are based on the standards set forth by the Registrar of Contractors of the State of Arizona.**

## **Home Buyers Warranty**

The Home Buyers Warranty is both a back up and extension of the TJ Bednar Homes warranty. The Warranty provides insurance-backed, limited warranty for your home for 10 years against major construction defects and provides a back up coverage during the first 2 years of ownership. The Warranty provides for arbitration should a dispute arise. Please read the Warrantee booklet supplied at closing for a complete understanding of its coverage.

## Warranty Coverage Exclusion

For purposes of warranty repairs, T.J. Bednar Homes, (heretofore designated as “the builder”) adheres to the Minimum Workmanship Standards for Residential Contractors as established by the Registrar of Contractors of the State of Arizona. The builder in accordance with these standards and in compliance with local codes will make all warranty replacement or repair decisions.

**All damage to surfaces, floors, appliances etc. not documented at the pre-closing walk-through will not be covered by this warranty.**

This Home Owner Warranty does not cover certain damage and defects. Please read the following paragraphs and be aware of your responsibilities as a new homeowner.

1. The builder is not responsible for bodily injury, damage to personal or real property, which is not part of the original construction of the home. Further, the builder is not responsible for ancillary damage, which may occur adjacent to a location of failure of an element of the home, which is covered under the terms of the warranty. For example: Should a water leak occur which is covered under this warranty, it is the responsibility of the homeowner to remove personal property from the area of the leak to prevent unnecessary damage to personal property.
2. The builder is not responsible for damage caused by or made more severe by:
  - a. Negligence, abuse, misuse, tampering, accidents or improper maintenance.
  - b. Noncompliance with warranty requirements for appliances and equipment, which may be installed in the home.
  - c. Additional damage resulting from homeowner failure to notify the builder of warranty damage in a timely fashion.
  - d. Changes in the pre-established drainage system to the extent that the property will not properly drain.
  - e. Damage caused by any modifications of mechanical or electrical systems made by anyone other than an authorized representative of the builder.
3. The builder is not responsible for materials or workmanship, which may be supplied by anyone other than an authorized representative of the builder.
4. The builder is not responsible for normal wear and tear, which results from everyday use of elements that were installed as part of the original home construction.

## **Home Buyers Warranty (cont'd)**

5. The builder is not responsible for normal wear and tear, which results from clearing of drain clogs. The plumbing system is fully operable at the time of occupancy. Clogs, which may occur after occupancy, are the responsibility of the homeowner.
6. The builder is not responsible for system failures of any of the municipal utilities including but not limited to:

- a. Electrical power failures
  - b. Interruption in natural gas service
  - c. Loss of water pressure or water delivery
  - d. Loss of cable television signal
7. The builder provides no direct warranty on appliances. However, each appliance has a one-year warranty provided by the appliance manufacturer. If you problems with appliances, contact he appropriate manufacturer.
  8. Scratched or broken glass is not warranted unless reported during the walk-through inspection.
  9. Scratches in mirror surfaces are not warranted unless reported during the walk-through inspection.
  - 10. Scratches or chips in laminate, Corian, ceramic tile or cultured marble surfaces or tubs are not warranted unless reported during the walk through inspection.**
  11. Sticking or warped doors are not warranted unless the condition is found to be the result of failure of materials. Doors that stick due to increases in humidity in the air are temporary conditions and are not warranted.
  12. Discoloration in flooring materials is not warranted unless it is the result of defects in material.
  13. Homeowner alterations, remodeling or attempts to repair warranted items within the home will void the warranty for that element of the home.
  14. The builder is not responsible for damage caused by the forces of nature. These shall include, but not be limited to damage or injury caused by: lighting strikes, excessive wind, heavy rain and extreme heat.
  15. The builder is not responsible for damage or injury caused by animals or insects.
  16. Light bulbs and batteries are not warranted unless reported during the walk-through inspection.











