

ITEMS COVERED UNDER THE 2-YEAR SYSTEMS COVERAGE

COVERAGES CHANGE OVER TIME AND THESE ARE GENERAL GUIDELINES ONLY. THE SPECIFIC COVERAGES ARE GOVERNED BY THE WARRANTY BOOKLET GIVEN TO THE HOMEOWNER AT CLOSING.

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Deficiency	Performance Guidelines	Builder/Warrantor Responsibility	Exclusion
<p>Mechanical Systems <i>Septic Tank Systems</i> Septic systems fail to operate properly.</p>	<p>Septic system should be capable of properly handling normal flow of household effluent.</p>	<p>Builder shall 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 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 is also not responsible for malfunctions which occur or are caused by conditions beyond Builder's control, including Homeowner negligence, abuse, freezing, soil saturation, changes in ground water table, or other acts of nature.</p>	<p>The Homeowner is responsible for periodic pumping of the septic tank and a normal need for pumping is not a deficiency. The following are considered Homeowner negligence or abuse as exclusion under the Warranty: 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; 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 under this Warranty.</p>

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<p><i>Plumbing</i> Water in plumbing pipes freezes, and the pipes burst.</p>	<p>Drain, waste, vent, and water pipes shall be adequately protected to prevent freezing and bursting during normally anticipated cold weather.</p>	<p>Builder shall correct conditions not meeting Performance Guideline.</p>	<p>Burst pipes due to Homeowner's neglect and resultant damage are not Builder's responsibility. The Homeowner is responsible for draining exterior faucets, and maintaining suitable temperature in the Home to prevent water in pipes from freezing. During periods when the outdoor temperature falls below the design temperature, the Homeowner is responsible for draining or otherwise protecting pipes. Homes which 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.</p>
<p>Leakage from any piping.</p>	<p>Leaks in any waste, vent and water piping are deficiencies.</p>	<p>Builder shall make necessary repairs to eliminate leakage.</p>	<p>Condensation on piping does not constitute leakage, and is not a deficiency, except where pipe insulation is required.</p>
<p>Sanitary sewers, fixtures, waste or drain lines are clogged.</p>	<p>The Builder is not responsible for sewers, fixtures, or drains that are clogged because of Homeowner's actions or negligence. Sanitary sewers, fixtures, waste or drain lines that do not operate or drain properly due to improper construction are deficiencies.</p>	<p>When defective construction is shown to be the cause, Builder shall make necessary repairs. If Homeowner's actions or negligence is the cause, the homeowner is responsible for correcting the problem. Homeowner is liable for the entire cost of any sewer and drain cleaning service provided by Builder where clogged drains are caused by Homeowner's actions or negligence.</p>	<p>Builder is not responsible for sewer lines that extend beyond the property lines on which the Home is constructed.</p>
<p><i>Water Supply</i> Water supply system fails to deliver water.</p>	<p>All service connections to municipal water main or private water supply are Builder's responsibility when installed by Builder.</p>	<p>Builder shall repair as required if failure to supply water is the result of deficiency in workmanship or materials.</p>	<p>If conditions exist which disrupt or eliminate the sources of water supply that are beyond Builder's control, then Builder is not responsible.</p>

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<i>Heating and Air Conditioning</i>			
Refrigerant lines leak.	Builder-installed refrigerant lines or ground loop pipes that develop leaks during normal operation are deficiencies.	Builder shall repair leaking lines and recharge the unit as required.	Leaks due to homeowner's actions or negligence are excluded.
Ductwork separates, becomes unattached.	Ductwork that is not intact or securely fastened is a deficiency.	Builder shall reattach and re-secure all separated or unattached ductwork.	
Electrical System			
<i>Electrical Conductors</i>			
Failure of wiring to carry its designed load.	Wiring that is not capable of carrying the designated load, for normal residential use to switches, receptacles, and equipment, is a deficiency.	Builder shall check wiring and replace if it fails to carry the design load.	