

What's Not Covered Under Warranty: Common Requests

Homeowner: _____

Homeowner: _____

Date: _____

1. Brick and Stone

Expect bricks to have some color variances in mortar joints. Repeated cleaning of brick may damage intended finish. Cracks, surface chips and white chalk-like substances are inherent in stone and brick and are not a sign of a defect.

2. Caulk

Shrinkage of caulk occurs. For best results, inspect and re-caulk interior and exterior areas regularly, especially wet areas.

3. Concrete slab and garage cracks

Concrete cracking is common and occurs due to shrinkage in all concrete. Unless the crack exceeds ¼" in width or vertical displacement, it is not warrantable and will not be repaired. Please submit a warranty request only if it exceeds ¼".

4. Concrete Driveways, Sidewalks, Curbs, and Patios

Cracks, pitting, spalling (chipping), powder or scaling, and discoloration in concrete driveways, sidewalks, curbs, and patios are likely to occur. These are cosmetic only and do not affect the structural integrity of concrete or impair the intended use of the concrete surface. They are not structural, and we cannot control what is done on these surfaces after closing so they are not warranted. **All issues with these items need to be addressed prior to closing.**

5. Countertops

Granite, quartz, marble, cultured marble & laminate tops must be protected from sharp objects, heat, certain cleaning solutions, and abrasives. Some markings may be apparent from the manufacturing process. Do not allow water to stand on countertop seams. Damage may occur which is not warrantable. Granite, quartz, and marble tops will have seams, naturally occurring veins, discolorations, and natural defects. **Any concerns with these types of issues must be addressed prior to closing and will not be warranted after closing**

Initials _____ , _____

6. Paint

We leave paint that is perfect for minor move-in nicks, scratches, and other cosmetic concerns for the interior. Please verify that it is there before closing. Exterior areas require caulk and touch up as homeowner maintenance. **All painting is considered cosmetic and not warranted after closing unless required due to a warrantable repair.**

7. Windows and Screens

Exterior windows are carefully inspected at your walk-thru. Missing screens, defects, or damage to screens or windowpanes not noted at the time of your walk-thru are not warrantable after closing.

8. Vinyl and Hardwoods

Vinyl, LVP, and hardwood flooring are carefully inspected at your walk-thru. Because vinyl is a soft product that can be easily damaged and both LVP and hardwoods can be damaged in the process of moving, they are not warrantable after closing. Hardwoods are a natural product that expands and contracts with heat and moisture. Gaps between the boards can widen or shrink based on changes in these conditions. This normal and not warrantable. Damage caused by improper cleaning is also not warrantable.

9. Sheetrock

Shrinkage can occur during the drying out process of your home, as your home settles, hairline cracks and nail pops may form in walls and ceilings, especially corners. This is to be expected and will be corrected as a courtesy one at the end of your one-year warranty period. Seams in the drywall can be seen under certain lighting conditions which is normal. Any concerns with seams must be addressed prior to closing.

10. Floors

Some noise may be heard when walking on the stairs and wood subfloors in your home. This is a characteristic of multi-level homes. We do our best to minimize them but cannot eliminate them entirely.

11. Landscaping

Sod and landscaping are not warranted after closing. Any issues with these items must be addressed prior to closing. They must be watered, fertilized properly, and maintained constantly. Pine straw and riprap (large stone) areas will need to be refreshed periodically to be effective ground cover and protection from erosion. If they are not maintained properly then erosion can occur which is not warrantable.

12. Drainage

Drainage swales are established on all yards to direct all water flow on the lot. They cannot be altered or blocked. If **standing water** doesn't exist more than **48 hours** after the last rain event, then they are functioning properly and do not need any repair. Maintenance of established drainage pathways are a homeowner responsibility.

13. Storm Damage

Damage to your home due to severe weather conditions including high winds, rain, floods, hail, and other natural weather occurrences are not warrantable. You must contact your insurance company in these situations.

14. Variations in Stained Wood

Stained wood such as cabinets all have a variance in wood grain. The variances cannot be controlled.

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Print Name _____

Print Name _____