

LIMITED WARRANTY PERFORMANCE STANDARDS

Interior Units

Updated December 2006

These Limited Warranty Performance Standards – Interior Units (the “Interior Unit Standards”) are to be used in connection with determining whether a condition within the boundaries of a Home (also sometimes referred to as a “Unit”) constitutes a Construction Defect, as provided in Section II.A.1 of the Home Builder’s Limited Warranty, PWC Form No. 117MRY Rev. 01/2007 (the “Limited Warranty”). In the event a condition exceeds the Base Building Standards, during the first year of the Warranty Period, Declarant will take the actions described in the Base Building Standards to correct the condition. In the event of a dispute between the Declarant and a Homeowner following the first year of the Warranty Period, the Interior Unit Standards, together with the other factors listed in Section II.A of the Limited Warranty, will continue to be used to determine whether a condition constitutes a Construction Defect. Except as otherwise defined herein, all capitalized terms shall have the same meaning as provided in the Limited Warranty. For any conditions located outside the boundaries of the Home and pertaining to the Common Elements or Limited Common Elements of the building, please refer to the Limited Warranty Performance Standards – Base Building (the “Base Building Standards”). These Interior Unit Standards pertain only to conditions occurring within the boundaries of the Home or Unit, and do not pertain to the Common Elements such as the lobby, corridors, mechanical rooms, rooftop, etc., or to the Limited Common Elements such as personal parking spaces or storage rooms/lockers, etc.

It is not possible to address every building component or condition in these Interior Unit Standards. Where these Interior Unit Standards (or, as applicable, the Base Building Standards) do not address a particular condition or provide a particular standard or remedy, reference is made to Section II.A of the Limited Warranty for other factors to be considered in determination of a Construction Defect.

The construction industry typically has construction tolerances for every phase of work. Because most materials are natural products, such as wood, there is no such thing as “perfect material”. Equally, because each home is hand-crafted, perfection cannot be achieved and therefore we rely on published construction performance standards and tolerances as a guideline. If ambiguity arises and clarity is necessary to help determine if an item is in conformance, certain organizations and trade associations specific to each trade will be used as experts in their field to help settle the issue.

Quality is a term often used but seldom defined, particularly in relation to construction. Building codes, by mandate, typically only address matters affecting health, safety and welfare. They generally do not address quality related issues. The “INTERIOR UNIT STANDARDS” set forth below are intended to help to define acceptable levels of quality. These Interior Unit Standards align with the Residential Construction Performance Guidelines published by the NAHB and are intended to provide for both builder and buyer an objective, credible, and uniform set of criteria that establish minimum acceptable levels of performance for workmanship and materials.

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**DECLARANT CORRECTIVE OBLIGATIONS APPLICABLE TO YEAR ONE ONLY
OF THE WARRANTY PERIOD**

A) The **INTERIOR UNIT STANDARDS** listed in the following pages are intended to provide a set of standards by which conditions will be evaluated to determine whether they constitute **CONSTRUCTION DEFECTS** and also to provide you with an understanding of Declarant’s obligation for the correction of **CONSTRUCTION DEFECTS** under the **LIMITED WARRANTY** during the **FIRST YEAR** of the **WARRANTY PERIOD**.

B) Following the end of the first year of the Warranty Period, Declarant will not be obligated to perform the corrective work described in the **INTERIOR UNIT STANDARDS**. However, in the event of a dispute between the **HOMEOWNER** or the **HOMEOWNERS ASSOCIATION** and the Declarant following expiration of the first year of the Warranty Period, to the extent they establish specific standards and criteria, the **INTERIOR UNIT STANDARDS** will continue to be utilized, together with the other factors listed in Section II.A of the **LIMITED WARRANTY**, in determining the existence of a **CONSTRUCTION DEFECT**.

“WE”, “US”, and “OUR” refer to the Builder/Seller/Declarant and “YOU” and “YOUR” refer to the Homeowner, the Homeowners Association (HOA) or the Property Management Group (PMG).

FOR EASY COMPREHENSION, THE FORMAT IS DESIGNED AS FOLLOWS:

<i>No.</i>	<i>Section</i>	
	OBSERVATION:	A brief statement, in simple terms, of problems that may be encountered.
	CONSTRUCTION STANDARD:	A performance standard relating to a specific deficiency.
	CORRECTIVE ACTION:	A statement or description of the corrective action required of the Declarant to repair the deficiency to meet the performance standard; or a statement of the HOA’s maintenance responsibility. The warranty covers only non-compliance with this performance standard
	DISCUSSION:	An explanation of unique factors pertinent to the observation, construction standard or corrective action.
	CONSIDERATION:	One thing to consider when requesting minor deficiencies to be repaired (such as drywall) and repainted is the fact that the likelihood of the repair blending in and matching the original work is very unlikely. Drywall and paint repairs can, and often do, look worse than the original blemish you were trying to have fixed. The Declarant cannot guarantee a perfect match in materials or color.

1. Sitework

1.1. General

OBSERVATION:	Any issue related to the exterior “grounds”
CONSTRUCTION STANDARD:	This section is specific to Common Element’s (CE) and/or Limited Common Elements (LCE) and are addressed in a separate section pertaining to the base-building.
CORRECTIVE ACTION:	Any item under these criteria must be brought to the attention of the property management facilitator who will petition the Declarant if he deems necessary.

2. Concrete

2.1. General

OBSERVATION:	Any issue related to the concrete whether structural (foundation) or non-structural.
CONSTRUCTION STANDARD:	This section is specific to Common Element’s (CE) and/or Limited Common Elements (LCE) and are addressed in a separate section pertaining to the base-building.
CORRECTIVE ACTION:	Any item under these criteria must be brought to the attention of the property management facilitator who will petition the Declarant if he deems necessary.

3. Masonry

3.1. General

OBSERVATION:	Any issues related to masonry and/or masonry products.
CONSTRUCTION STANDARD:	This section is specific to Common Element’s (CE) and/or Limited Common Elements (LCE) and are addressed in a separate section pertaining to the base-building.
CORRECTIVE ACTION:	Any item under these criteria must be brought to the attention of the property management facilitator who will petition the Declarant if he deems necessary.

4. Wood

4.1. Wood Framed Floors

OBSERVATION:	Wood framed floor makes noise
CONSTRUCTION STANDARD:	A noise-proof floor cannot be guaranteed. Floor noises are often temporary conditions common to new construction.
CORRECTIVE ACTION:	Correct only if a condition exists due to underlying defects in construction. After reasonable corrective measures are taken, minor squeaks or pops may still not be eliminated.
DISCUSSION:	Floor squeaks may occur when a sub floor that has come loose from the joist is deflected by the weight of a person and rubs against the nail that holds it in place. Movement may also occur between the joist and bridging or other floor members when one joist is deflected while the

other member remains stationary. Due to the nature of the gypsum topping over the sub floor, access for a possible repair may not be possible.

OBSERVATION: Uneven framed wood floors
CONSTRUCTION STANDARD: Floors should not have more than a 3/8-inch ridge or depression within any 32-inch horizontal measurement.
CORRECTIVE ACTION: Correct or repair to meet the above standard unless the unevenness is due to typical/normal wood floor deflections or is designed to be that way.

OBSERVATION: Wood framed floors out of level
CONSTRUCTION STANDARD: Floors should not be more than 3/8-inch out of level within any 32-inch horizontal measurement.
CORRECTIVE ACTION: Correct or repair to meet the above standard unless this is due to typical conditions.

OBSERVATION: Wood framed floors bounce or have “spring” to them
CONSTRUCTION STANDARD: All wood framed floors do have deflection and will have some movement.
CORRECTIVE ACTION: Deflections greater than those anticipated by the structural engineer shall be repaired.
DISCUSSION: Deflection may indicate insufficient stiffness in the lumber or may reflect an aesthetic consideration independent of the strength and safety requirements of the lumber. The Declarant only provides for a warranty for structural strength.

4.2. Wood Framed Walls

OBSERVATION: Bowed or out-of-plumb walls
CONSTRUCTION STANDARD: All interior and exterior walls have slight variances on their finished surfaces. Walls should not bow or be out of plumb more than 3/8-inch in 32-inches in any vertical or horizontal measurement taken a minimum of 16-inches from any sheetrock corner or opening.
CORRECTIVE ACTION: Repair walls to meet above standard.
DISCUSSION: This standard applies to both wood-framed and metal framed walls. Minor depressions at metal drywall corners should be anticipated and are not covered.

OBSERVATION: Room is out of square
CONSTRUCTION STANDARD: No room or wall shall be greater than 1-inch in 10-feet out of square as measured parallel.
CORRECTIVE ACTION: Repair walls to meet the above standard as close as practical to provide a satisfactory appearance.

DISCUSSION: Square-ness is primarily an aesthetic consideration. Regularly repeated patterns in floor and ceiling coverings show a gradually increasing or decreasing pattern along an out of square wall. It is acceptable to provide an alternative cosmetic change or addition to hide the defect.

5. Thermal and Moisture Protection

5.1. Insulation

OBSERVATION: Insufficient insulation.

CONSTRUCTION STANDARD: Insulation should be installed in accordance with applicable energy and building code requirements.

CORRECTIVE ACTION: Install insulation in sufficient amounts to meet above standards.

5.2. Caulking

OBSERVATION: Leaks in exterior walls due to inadequate caulking.

CONSTRUCTION STANDARD: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to exclude the entry of water. Properly installed, caulking will shrink and must be maintained by the HOA throughout the life of the project.

CORRECTIVE ACTION: Repair and/or caulk joints or cracks in exterior wall surfaces as required to correct deficiency once during the one-year warranty period.

DISCUSSION: This item is warranted under the base building and should be brought to the attention of the property management group.

6. Doors and Windows

6.1. Exterior Doors

OBSERVATION: Warping of exterior doors.

CONSTRUCTION STANDARD: Exterior doors will warp to some degree due to temperature differential on inside and outside surfaces. However, they should not warp to the extent that they become inoperable or cease to be weather resistant or warp more than 3/8-inch measured diagonally from corner to corner. Gaps around exterior doors shall not vary greater than 3/16-inch.

CORRECTIVE ACTION: Correct or replace and refinish defective door to match existing doors as nearly as practical. There may be, and the Declarant is not responsible for, color variation in paint or variation in texture.

DISCUSSION: Entry unit doors at a conditioned corridor are not considered an exterior door. Performance standards for the unit entry doors from the corridor are considered an interior passage door and falls under that construction standard of interior passage doors.

6.2. Interior Doors

OBSERVATION: Warping of interior passage and closet doors.

CONSTRUCTION STANDARD: Interior doors (full opening) should not warp more than 3/8-inch measured diagonally from corner to corner, provided the proper levels of temperature and humidity have been maintained in the home.

CORRECTIVE ACTION: Correct or replace and refinish defective doors to match existing doors as nearly as practical. Declarant is not responsible for color variation in paint or variation in texture.

DISCUSSION: Entry unit doors at conditioned corridors are not considered an exterior door. Performance standards for the unit entry doors from the corridor are considered an interior passage door and falls under that construction standard of interior passage doors. The entry unit door at conditioned corridors are not designed to be a barrier to exclude the entry of light and air and therefore are not considered defective if you can feel air move through/around the door or see light through/around it.

OBSERVATION: Door rubs on jamb, floor-covering or the latch does not work.

CONSTRUCTION STANDARD: Door shall operate smoothly with limited resistance.

CORRECTIVE ACTION: Adjust the doorjamb or plane the door to meet the standard. Refinish as close as practical if repairs require.

OBSERVATION: Door edge (top or bottom) is not parallel to the jamb

CONSTRUCTION STANDARD: Door edge shall be within 3/16-inch of the doorjamb from end-to-end.

CORRECTIVE ACTION: Adjust the doorjamb or plane the door to meet the standard. Refinish as close as practical if repairs require.

OBSERVATION: Door swings open or close by force of gravity only.

CONSTRUCTION STANDARD: Door shall not swing by force of gravity alone.

CORRECTIVE ACTION: Adjust the door as necessary to meet the standard. It is acceptable to "bind" the hinge-pin so long as this allows the door to operate smoothly.

6.3. Windows

OBSERVATION: Malfunction of window operation. This includes the sliding glass door.

CONSTRUCTION STANDARD: Windows, including the sliding glass door should operate with reasonable ease as designed.

CORRECTIVE ACTION: Correct or repair as required.

DISCUSSION: It is the homeowner's responsibility to keep the tracks, rollers and weep holes cleaned, lubricated and adjusted to preserve proper operation.

OBSERVATION: Window out of square.

CONSTRUCTION STANDARD: Windows should not be out of square in excess of ¼ -inch per 48-inches.

CORRECTIVE ACTION: Correct if window exceeds the standard or if the window becomes inoperable.

DEFICIENCY: Condensation and/or frost collect on the window or window frame.

CONSTRUCTION STANDARD: Windows and window frames will collect condensation on interior surfaces when extreme temperature differences and high humidity levels are present. Condensation is usually the result of climate/humidity conditions.

CORRECTIVE ACTION: Unless directly attributed to faulty installation, window condensation is a result of conditions beyond the Declarant's control. No corrective action required, unless condensation occurs between the dual pane windows, in which case Declarant shall replace.

DISCUSSION: Individual living habits greatly impact humidity levels in your home, whether high or low, and are conditions we cannot control and therefore we cannot warrant the effects. Each homeowner must maintain the proper temperature and humidity levels to protect against product failure.

DEFICIENCY: Broken, cracked, scratched or otherwise blemished glass and mirrors.

CONSTRUCTION STANDARD: Glass and mirrors shall be deficiency free as of the date of closing.

DECLARANT CORRECTION: None, unless defect is noted on the Possession Agreement. All broken, cracked, scratched or otherwise blemished glass and mirrors **MUST** be reported to us

DISCUSSION: All glass and/or mirrors have certain minor blemishes. Blemishes that are not visible when standing at least 36-inches from the glass or mirror are not warranted.

DEFICIENCY: Water accumulates in the sill of the window or sliding glass door track.

CONSTRUCTION STANDARD: It is acceptable for water to accumulate in the sill track.

DECLARANT CORRECTION: None.

DISCUSSION: Water may accumulate in the sill track during periods of rain, however, the water should weep out after the rain has stopped. It is the homeowner's responsibility to keep the weep holes clear so that the water can weep out.

6.4. Weather Stripping

OBSERVATION: Air infiltration around exterior doors and windows.

CONSTRUCTION STANDARD: Some infiltration is normally noticeable around doors and windows, especially during high winds. Storm doors may need to be installed by the homeowner to provide a satisfactory solution in high wind areas.

CORRECTIVE ACTION: Adjust or correct open cracks, poorly fitted doors or windows, or poorly fitted weather stripping.

OBSERVATION: Air and light infiltration around unit entry doors from common corridor.

CONSTRUCTION STANDARD: Some air and light infiltration is normally noticeable around these doors. Interior doors should not warp more than 3/8-inch measured diagonally from corner to corner, provided the proper levels of temperature and humidity have been maintained in the home.

CORRECTIVE ACTION: Correct or replace and refinish defective doors to match existing doors as nearly as practical if door is out of tolerance. Declarant is not responsible for color variation in paint or variation in texture.

6.5. Wood Trim

OBSERVATION: Hammer marks are visible on interior trim

CONSTRUCTION STANDARD: Hammer marks shall not be readily visible from a distance of 6-feet under normal lighting.

CORRECTIVE ACTION: Replace or refinish trim to meet the standard.

OBSERVATION: Interior trim is split.

CONSTRUCTION STANDARD: Splits, cracks and checking are inherent characteristics of all wood products and are not considered defects unless caused by fastening.

CORRECTIVE ACTION: None, unless split is caused by fastening. If caused by fastening then the wood is to be replaced or refinished to meet the standard.

OBSERVATION: Trim or molding miter edges do not meet

CONSTRUCTION STANDARD: Gaps between miter edges in trim and molding shall not exceed 1/8-inch.

CORRECTIVE ACTION: Repair to meet the standard. Caulking or puttying with materials compatible to the finish is acceptable.

OBSERVATION: Nails are not properly set or where puttied nail holes are not properly filled or do not match.

CONSTRUCTION STANDARD: Setting nails and filling the nail holes are considered part of painting and finishing. After painting and finishing, nail holes shall not be readily visible from a distance of 6-feet under normal lighting.

CORRECTIVE ACTION: Repair to meet the standard.

OBSERVATION: Putty used at gaps or nail holes does not match the stained casework or trims.

CONSTRUCTION STANDARD: Putty should match as close as practical when viewing it from a distance of 6-feet under normal lighting. Putty will never match stained woodwork as putty is a solid material and stained wood is transparent.

CORRECTIVE ACTION: None.

OBSERVATION: Trims are not flush with the wall.

CONSTRUCTION STANDARD: Gaps in excess of 3/16-inch are unacceptable.

CORRECTIVE ACTION: Repair the gap with caulk or putty to meet performance standard.

OBSERVATION: Quality of interior trim workmanship.

CONSTRUCTION STANDARD: Joints in moldings or joints between moldings and adjacent surfaces should not result in joints exceeding 1/8-inch in width.

CORRECTIVE ACTION: Repair defective joints, as defined above, unless separation caused by owner's lack of control of indoor relative humidity. Caulking is acceptable repair.

7. Finishes

7.1. Gypsum Wallboard

OBSERVATION: Defects in gypsum wallboard caused by poor workmanship such as blisters in tape, nail heads showing, excess compound in joints, cracked corner beads, or trowel marks.

CONSTRUCTION STANDARD: Slight "imperfections" in gypsum wallboard such as nail pops, seam lines and cracks are common in plaster and gypsum wallboard installation. However, obvious defects of poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks and cracked corner beads are not acceptable.

CORRECTIVE ACTION: Correct such defects one time only to acceptable tolerance and repaint repaired areas. Declarant is not responsible for color variations in the paint, or texture variation. Declarant recommends waiting until the end of the one year warranty period.

DISCUSSION: Performance standards and corrective action if any is based upon the gypsum wallboard standards published by the Northwest Wall and Ceiling Bureau for a Level-III finish. Determination of deficiencies are made when standing a distance of 6-feet under normal lighting conditions.

CONSIDERATION: One thing to consider when requesting minor drywall deficiencies to be repaired and repainted is the fact that the likelihood of the repair blending in and matching the original work is very unlikely. Drywall and paint repairs can and often do look worse than the original blemish.

OBSERVATION: Hairline cracks in the gypsum wallboard

CONSTRUCTION STANDARD: Hairline cracks are not unusual on interior walls, ceiling surfaces and inside corners.

CORRECTIVE ACTION: Repair cracks exceeding 1/8-inch in width one time only during the warranty period and repaint the repaired area. Declarant is not responsible for paint color or texture variation. Cracks less than 1/8-inch, Buyer to maintain with caulking provided in the homeowner kit given at the time of walkthrough.

DISCUSSION: Performance standards and corrective action if any is based upon the gypsum wallboard standards published by the Northwest Wall and Ceiling Bureau for a Level-III finish. Determination of deficiencies are made when standing a distance of 6-feet under normal lighting conditions.

CONSIDERATION: One thing to consider when requesting minor drywall deficiencies to be repaired and repainted is the fact that the likelihood of the repair blending in and matching the original work is very unlikely. Drywall and paint repairs can and often do look worse than the original blemish.

OBSERVATION: Texture of gypsum wallboard is uneven or does not match

CONSTRUCTION STANDARD: This is a normal condition that occurs with randomly applied materials. Slight variations in the texture are normal and will occur randomly.

CORRECTIVE ACTION: None.

DISCUSSION: Performance standards and corrective action if any is based upon the gypsum wallboard standards published by the Northwest Wall and Ceiling Bureau for a Level-III finish. Determination of deficiencies are made when standing a distance of 6-feet under normal lighting conditions.

CONSIDERATION: One thing to consider when requesting minor drywall deficiencies to be repaired and repainted is the fact that the likelihood of the repair blending in and matching the original work is very unlikely. Drywall and paint repairs can and often do look worse than the original blemish.

OBSERVATION: Angular gypsum wallboard joints are uneven

CONSTRUCTION STANDARD: This is a natural condition that occurs with randomly applied materials.

CORRECTIVE ACTION: None.

DISCUSSION: Performance standards and corrective action if any is based upon the gypsum wallboard standards published by the Northwest Wall and Ceiling Bureau for a Level-III finish. Determination of deficiencies are made when standing a distance of 6-feet under normal lighting conditions.

CONSIDERATION: One thing to consider when requesting minor drywall deficiencies to be repaired and repainted is the fact that the likelihood of the repair blending in and matching the original work is very unlikely. Drywall and paint repairs can and often do look worse than the original blemish.

7.2. Tile, Stone and Hard Surfaces

OBSERVATION: Ceramic tile cracks and/or becomes loose.

CONSTRUCTION STANDARD: Ceramic tile should not break or become loose under normal household use.

CORRECTIVE ACTION: Replace cracked tiles and re-secure loose tiles if caused by poor workmanship. Declarant is not responsible for discontinued patterns or color variations in ceramic tile.

DISCUSSION: Tile will break or chip if heavy objects are dropped on to it. In cases such as this where damage is caused by an impact, the Declarant cannot be held responsible for the replacement.

OBSERVATION: Cracks appear in grouting in tiled joints or at junctions with other material, such as a bathtub.

CONSTRUCTION STANDARD: Cracks in grouting in tiled joints are common under normal shrinkage conditions. Re-grouting of these cracks is a maintenance responsibility of the Homeowner within the life of the home.

CORRECTIVE ACTION: None. This item is to be maintained by the homeowner.

OBSERVATION: Scratches in tile, granite, slate, and marble
CONSTRUCTION STANDARD: Scratches will occur under normal use if care is not taken
CORRECTIVE ACTION: None after the possession agreement. Cracks and scratches **MUST** be reported to us prior to closing, as they are not warranted thereafter.
DISCUSSION: Scratches and/or any other “wear” issues such as water spotting and/or water rings cannot be warranted against particularly in porous type products such as granite, ceramic tile, slate, marble, limestone, etc.

OBSERVATION: Spotting or rings caused by liquid residues are visible on tile, granite, slate, or marble (slab or tile)
CONSTRUCTION STANDARD: Water and/or any other liquids will leave spotting and staining if care is not taken by the Homeowner.
CORRECTIVE ACTION: None after the possession agreement. Blemishes **MUST** be reported to us prior to closing, as they are not warranted thereafter.
DISCUSSION: All granite, ceramic tile, slate, marble, limestone, etc. is very porous and susceptible to water/liquid damage. All care should be taken to prevent this. It is the homeowner’s responsibility to seal all hard surfaces such as granite, tile, slate, marble, limestone, etc. as this is not provided for by the Declarant. Even with a protective sealant coat applied, care needs to be taken to guard against water spotting/staining

OBSERVATION: Can see visual imperfections in tile, granite, slate, limestone, or marble (slab or tile) such as cracking/veining, pitting, pockets, holes, etc.
CONSTRUCTION STANDARD: Cracking/veining, pitting, pockets, holes, etc., shall not detract for the viable structure of the stone.
CORRECTIVE ACTION: Repair or replace if it is determined that the stone is structurally unsound and will not function for its intended use.
DISCUSSION: All natural stones have imperfections and are not considered defects. Cracking/veining is normal unless broken all the way through the stone. Holes, pits mars and other natural imperfections are not considered defects unless the depth is greater than half the thickness of the stone. In this case, it is acceptable to epoxy fill the hole to match as closely as practical.

7.3. Resilient Materials

OBSERVATION: Nail pops appear on the surface of resilient flooring.
CONSTRUCTION STANDARD: Readily apparent nail pops, which have broken the surface, should be repaired.
CORRECTIVE ACTION: Correct the resilient floor covering in the affected area with a repair or an inset of similar material. Declarant is not responsible for discontinued patterns or color variation in the floor covering.

OBSERVATION: Depressions or ridges appear in the resilient flooring due to sub floor irregularities.
CONSTRUCTION STANDARD: Readily apparent depressions or ridges exceeding 1/8 inch should be repaired. The ridge or depression measurement is taken at the gap

created at one end of the six-inch straight edge placed over the depressions or ridge with three inches on one side of the defect held tightly to the floor.

CORRECTIVE ACTION: Take corrective action as necessary to bring the defect within the construction standards. Declarant is not responsible for discontinued patterns or color variations in floor covering if replacement or patching is necessary.

OBSERVATION: Resilient flooring loses adhesion.

CONSTRUCTION STANDARD: Resilient flooring should not lift, bubble or become unglued under normal use.

CORRECTIVE ACTION: Repair or replace resilient flooring as required. The Declarant shall not be responsible for discontinued patterns or color variation of floor covering if replacing or patching is necessary, or for problems caused by Buyer neglect or abuse.

OBSERVATION: Seams or shrinkage gaps show resilient flooring joints.

CONSTRUCTION STANDARD: Gaps should not exceed 1/16 inch in width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/8 inch is permissible.

CORRECTIVE ACTION: Take action as necessary to correct the problem.

OBSERVATION: Scratches, heel dents, etc. in resilient flooring

CONSTRUCTION STANDARD: Scratches and heel dents are considered normal wear and tear.

CORRECTIVE ACTION: None, after the possession agreement

7.4. Carpeting

OBSERVATION: Carpeting becomes loose, seam separates, buckles or excessive stretching occurs.

CONSTRUCTION STANDARD: Wall-to-wall carpeting, installed as the primary floor covering, when stretched and secured properly should not come up, become loose, separate or stretch excessively at its points of attachment.

CORRECTIVE ACTION: Re-stretch or re-secure carpeting as needed.

OBSERVATION: Shading, as a result of carpet grain.

CONSTRUCTION STANDARD: Carpet may appear slightly shaded as a result of grain sections installed perpendicular to each other. This is acceptable provided the seam occurs at doorways and not in a room.

CORRECTIVE ACTION: None.

OBSERVATION: Soil Filtration in carpeting

CONSTRUCTION STANDARD: Soil filtration lines are caused by air moving through the carpet, particularly under doors. The carpet fiber acts as an air filter, trapping microscopic particles until they build up enough to be visible.

CORRECTIVE ACTION: Appearance of soil filtration lines are not a sign of poor construction, defective carpet or improper carpet installation. The Declarant will take no action.

OBSERVATION: Carpets are dirty

CONSTRUCTIONS STANDARD: Dirty carpets are a condition of normal wear and tear.

CORRECTIVE ACTION: None. Dirty carpets after the possession agreement are not warranted.

OBSERVATION: Carpet seams show.

CONSTRUCTION STANDARD: There should be no visible gaps along the seams of the carpeting.

CORRECTIVE ACTION: Repair any openings or gaps in the seams.

DISCUSSION: Visible seams are to be expected and not considered a defect unless caused by a gap at the seam. Some carpet types and colors are worse than others but you will notice all carpet seams to some level of degree.

OBSERVATION: Hard spots in carpet pad.

CONSTRUCTION STANDARD: Rebond pad is a recycled product. It is normal for the pad to exhibit some hard spots.

CORRECTIVE ACTION: None.

OBSERVATION: Sharp points of the tack strip going through the carpeting.

CONSTRUCTION STANDARD: Tack strips are used where the carpeting terminates at walls, stair risers, and transitions to another flooring. It is common to have the sharp points of the tack strip to come through the carpet.

CORRECTIVE ACTION: Tack strips cannot be eliminated. All precautions are taken so the tack strip is not felt through the carpeting but there is no way to completely eliminate the possibility.

OBSERVATION: Fading visible on carpet

CONSTRUCTION STANDARD: Exposure to natural light can cause fading

CORRECTIVE ACTION: None.

OBSERVATION: Carpet is showing wear

CONSTRUCTION STANDARD: Carpet will show wear patterns over time.

CORRECTIVE ACTION: None

DISCUSSION: Homeowner may contact the carpet manufacturer if they feel that the carpet wear is excessive. Declarant to provide Homeowner with carpet manufacturer warranty and contact information.

7.5. Hardwood Floors

OBSERVATION: Gaps exist between strip hardwood floor boards, has excessive lippage or is cupping.

CONSTRUCTION STANDARD: Joints may separate or swell as the floor acclimates to the home conditions absorbing humidity or drying out. Separation greater than 1/8-inch or swelling raising the edge higher than 1/8-inch above than the center of each board is not acceptable. For manufactured engineered floors, the manufactures warranty and performance standards will prevail.

CORRECTIVE ACTION: Repair as necessary to achieve the above standards if caused by underlying defect such as a water leak. Declarant to repair affected area only. Finish to be blended to match as closely as practical with existing, but the Declarant is not responsible for color variation, which may occur. For manufactured engineered floors, the manufactures warranty and performance standards will prevail.

DISCUSSION: Hardwood floors are very susceptible to movement caused by temperature and humidity level differentials. High and low temperature and/or humidity levels WILL CAUSE your floors to move. You can anticipate this right after moving in and during seasonal changes. A copy of manufactured engineered wood floors standards and warranty is available upon request.

OBSERVATION: Color variation of finished hardwood floor

CONSTRUCTION STANDARD: Wood is a natural material and each piece will have various grains that absorb stain differently, some dark, and some light. It will not have a consistent, uniform appearance. A manufactured applied finish is applied and should NEVER be waxed. It should be cleaned per the manufactures recommendations.

CORRECTIVE ACTION: None.

OBSERVATION: Scratches, heel dents and other wear and tear damage to hardwood floor

CONSTRUCTION STANDARD: Wear and tear is considered a homeowner use and maintenance item

CORRECTIVE ACTION: None, unless noted on the Possession Agreement

DISCUSSION: Hardwood floors are very soft and susceptible to damage caused by normal wear and tear. All care and caution should be exercised when it comes to your hardwood floors. If you would not walk across your coffee table with shoes on, then do not wear shoes when walking on your hardwood floors. It is suggested and highly recommended that shoes not be worn on hardwood floors in order to maintain their original appearance.

OBSERVATION: Splinters or splinters appear on the edges or in the middle of the hardwood plank.

CONSTRUCTION STANDARD: Wood products are susceptible to splintering.

CORRECTIVE ACTION: None, unless noted on the Possession Agreement

OBSERVATION: Manufactured hardwood floor buckles, moves or lifts from the sub-floor

CONSTRUCTION STANDARD: The manufactured hardwood floor is installed in a “floating” fashion and is not adhered to the sub-floor. Some movement and/or buckling can be anticipated.

CORRECTIVE ACTION: Correct the condition to meet the manufacturer’s standard.

DISCUSSION: Hardwood floors are very susceptible to movement caused by temperature and humidity level differentials. High and low temperature and/or humidity levels **WILL CAUSE** your floors to move. You can anticipate this right after moving in and during seasonal changes. A copy of manufactured engineered wood floors standards and warranty is available upon request. Because of the “floating” style installation which can cause movement and deflection of the floor when walked on. This may in turn cause cracking and popping noises, which is normal.

7.6. Painted Finishes

OBSERVATION: Mildew or fungus on painted surfaces.

CONSTRUCTION STANDARD: Mildew or fungus will form on a painted surface if they are subject to particularly moist exposures, (e.g. kitchens, baths, laundry rooms, etc.).

CORRECTIVE ACTION: Mildew or fungus formation is a condition the Declarant cannot control and is a Buyer maintenance item unless there is an underlying defect such as a water leak.

DISCUSSION: It is strongly recommended that exhaust fans be used to ventilate the “moist areas” any time they are in use.

OBSERVATION: Exterior paint or stain peeling.

CONSTRUCTION STANDARD: Exterior paints or stains should not peel during the first year of ownership.

CORRECTIVE ACTION: Notify the property management company

OBSERVATION: Painting, staining or refinishing is required as corollary repair because of other work.

CONSTRUCTION STANDARD: Necessary repairs required under this warranty should be refinished to match surrounding area as closely as practical.

CORRECTIVE ACTION: Refinish repaired areas as indicated.

DISCUSSION: Touch up of small areas is acceptable and cannot be guaranteed to match. Where the greater majority of the wall, ceiling or trim work is being painted, the entire wall, ceiling, or piece of trim shall be painted from break line to break line. Declarant however is under no obligation to repaint the entire room.

OBSERVATION: Interior paint application does not cover the underlying surface.

CONSTRUCTION STANDARD: Interior paint should be applied in a manner sufficient to visually cover wall, ceiling and trim surfaces where specified. Latex flat paint is used throughout the home unless otherwise specified. Flat latex paint is not washable. After sixty (60) days, all paint, especially flat paint, ages and does not touch up perfectly. After a home has been painted and touch up is applied, there is a millage difference, which tends to make

colors appear different. Cooking, deodorants and household sprays also change color of paint when touched up. This is especially true for flat paint. Satin paint is used in all wet rooms. Wet rooms consist of bathrooms, kitchens, laundry rooms and powder rooms only. Satin paint is cleanable. Like flat latex, satin paint does not touch up perfectly. It too can have a millage color difference for touch ups. The surface being painted shall not show through new paint when viewed from a distance of 6-feet under normal lighting.

CORRECTIVE ACTION: Recoat wall, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces. Declarant is not responsible for perfect touch up match.

DISCUSSION: Performance standards and corrective action if any is based upon the published standards of The Painting and Decorating Council or the painting manufacture.

OBSERVATION: Lap, brush or roller marks show on interior painted or stained surfaces or has "spatter".

CONSTRUCTION STANDARD: These types of markings shall not be readily visible when viewed from a 6-foot distance under normal lighting conditions.

CORRECTIVE ACTION: Refinish to meet the standard and match surrounding area as closely as practical.

7.7. Stained Finishes

OBSERVATION: Deterioration of varnish or lacquer finishes.

CONSTRUCTION STANDARD: Natural finishes on interior woodwork should not deteriorate during the first year of ownership.

CORRECTIVE ACTION: No corrective action for exterior, varnish type finishes. Chipping and flaking of interior lacquer will be repaired by Declarant unless area is exposed to excessive and prolonged moisture.

OBSERVATION: Stain color variation among pre-finished casework

CONSTRUCTION STANDARD: Interior wood products are stained the same color. Some woods are different in grain and accept stains differently, resulting in different colors. Pitch and water levels contained in wood alter the acceptance of stain, therefore these areas are lighter. Wood dyes may also appear after the wood has been stained, sealed and finished. This causes a spotted effect that cannot be controlled.

Anytime stains are reapplied to a finished surface, a pigment build-up will occur and make the wood darker or create uncontrolled color change. New woods may have a lighter color due to aging. Woodwork that is pre-finished may take stain differently due to the difference in graining, hardness and softness of the wood.

Putty is used to fill in holes or indents in wood. The color is matched from the same stain that is used on the wood. Putty is a solid colored substance, therefore when holes are filled and the woods have accepted the stains it may appear that lighter and darker putties have been used.

CORRECTIVE ACTION: None.

7.8. Laminates

OBSERVATION:	De-lamination and/or shading in high pressure laminate.
CONSTRUCTION STANDARD:	Countertops fabricated with high-pressure laminate coverings should not delaminate. The deck area joints may have a maximum gap of 1/16-inch. All other areas of the joint may have a maximum of 1/16-inch differential in surface alignment. There may be slight shading between pieces of laminate. Declarant does not warrant against said shading unless noted on the original Possession Agreement.
CORRECTIVE ACTION:	Repair or replace to meet the above criteria.

OBSERVATION:	High pressure laminate loses adhesion.
CONSTRUCTION STANDARD:	High pressure laminate shall not lose its adhesion under normal use.
CORRECTIVE ACTION:	Repair to meet the above criteria.

OBSERVATION:	High pressure laminate is scratched, chipped or otherwise blemished.
CONSTRUCTION STANDARD:	Declarant does not warrant against cosmetic blemishes such as scratches, stains or chips unless noted on the original Possession Agreement.
CORRECTIVE ACTION:	Chips and cracks are only warrantable if noted on the Possession Agreement.

7.9. Wallcovering

OBSERVATION:	Seams showing in wallpaper
CONSTRUCTION STANDARDS:	Wallpaper is to be installed with gaps no greater than 1/8-inch. The darker the wallpaper is, the greater the chance of any seams showing.
CORRECTIVE ACTION:	Any gaps greater than 1/8-inch will be either repaired or replaced. We cannot guarantee dye lot matches if replaced as needed. Declarant is not responsible for color match, or discontinued patterns

7.10. Miscellaneous

OBSERVATION:	Blemishes, scratches, nicks, chips, dings, cracks, etc. in finished surfaces such as tile, carpeting, finished wood floors, finished wood products, porcelain, plastic, glass, painting, etc. (all finished surfaces)
CONSTRUCTION STANDARD:	Finished surfaces must be presented free of defects within the stipulated performance standard/tolerance.
CORRECTIVE ACTION:	Declarant will make repairs so long as it is reported to us at the time of the Possession Agreement/prior to closing. Any new cosmetic deficiencies of finished surfaces noted after the Possession Agreement will not be warranted.

8. Specialties

8.1. Gas Fireplace

OBSERVATION:	Gas fireplace pilot light does not stay lit
CONSTRUCTION STANDARD:	The pilot light should stay lit at all times during normal circumstances and conditions.

CORRECTIVE ACTION: Determine the cause of malfunction and correct as required if the problem is one of design or construction.

DISCUSSION: Be advised that high wind conditions may cause the pilot light to go out and is not considered a defective pilot light. It is the homeowner's responsibility to relight if this happens.

OBSERVATION: Firebox and/or glass changes color

CONSTRUCTION STANDARD: Heat and burned gases from a lighted fireplace will naturally change the color of the firebox and glass facing.

CORRECTIVE ACTION: No action taken.

DISCUSSION: See fireplace manufactures care and maintenance guide on how to clean the glass as this is considered a homeowner's maintenance issue.

OBSERVATION: Cracks in firebrick

CONSTRUCTION STANDARD: Heat can naturally cause firebricks to crack.

CORRECTIVE ACTION: No action taken.

OBSERVATION: Water infiltration into firebox.

CONSTRUCTION STANDARD: A certain amount of water infiltration can be expected under certain weather conditions through the termination vent.

CORRECTIVE ACTION: This item is beyond the Declarant's control and not be covered under this warranty unless there is an underlying defect.

8.2. Electric Fireplace

OBSERVATION: Electric fireplace does not operate.

CONSTRUCTION STANDARD: Fireplace shall operate as intended under normal use.

CORRECTIVE ACTION: None. Owner to contact manufacturer for warranty.

8.3. Door Hardware

OBSERVATION: Door hardware tarnishes

CONSTRUCTION STANDARD: Finishes on door hardware are covered under the manufacturer's warranty.

CORRECTIVE ACTION: None. Owner to contact manufacturer for warranty.

8.4. Shower Doors

OBSERVATION: Shower door/enclosure leaks

CONSTRUCTION STANDARD: Shower enclosures should not leak due to manufacturer or installation defects.

CORRECTIVE ACTION: Correct to meet the standard.

DISCUSSION: Shower doors are made to shed water, not to be water tight therefore, some water may get past the door edges where they meet or at the bottom. Care should be taken not to direct water at the door, as this area can be most vulnerable to leaking.

OBSERVATION: Shower door does not open/close properly
CONSTRUCTION STANDARD: Shower door shall properly function at the time of the possession agreement.
CORRECTIVE ACTION: None.
DISCUSSION: Shower doors from time to time may need to be adjusted to function properly. This should be done by the homeowner as necessary.

8.5. Mirrors

OBSERVATION: Mirror has blemishes in the reflective coating.
CONSTRUCTION STANDARD: Coating blemishes should not be visible when viewed from a distance of 4-feet.
CORRECTIVE ACTION: Correct to meet the standard.

9. Equipment

9.1. Cabinets

OBSERVATION: Warping and operation of cabinet doors and drawers.
CONSTRUCTION STANDARD: Cabinet doors and drawers should not warp in excess of 1/4- inch in any direction, provided the proper levels of temperature and humidity have been maintained. Both cabinet doors and drawers should be properly adjusted and operating in a reasonably smooth manner.
CORRECTIVE ACTION: Adjust, repair or replace defective cabinet doors and drawers to correct condition.
DISCUSSION: Most cabinet door and drawer adjustments can be made in the door hinges and drawer guide hardware.

OBSERVATION: Cabinets are not flush with the walls or ceiling.
CONSTRUCTION STANDARD: When cabinets are to be flush to the wall or ceiling, gaps in excess of 3/16-inch are unacceptable.
CORRECTIVE ACTION: Repair the gap with caulk, putty or scribe molding to meet performance standard.

OBSERVATION: Cabinets do not line up with each other
CONSTRUCTION STANDARD: Cabinet faces more than 1/8-inch out of line or cabinet corners more than 3/16-inch out of line are unacceptable
CORRECTIVE ACTION: Make necessary repairs to meet the standard.

OBSERVATION: Cabinets are not parallel to the floor
CONSTRUCTION STANDARD: Cabinets shall be set level per the performance standard. However, the floors may be out of level relative to the cabinets.
CORRECTIVE ACTION: None.

OBSERVATION: Countertop is not level
CONSTRUCTION STANDARD: Countertops shall not be more than 3/8-inch in 8-feet out of level.
CORRECTIVE ACTION: Repair to meet performance standard.

OBSERVATION: Cabinet doors or drawers will not stay closed.
CONSTRUCTION STANDARD: The catches or closing mechanisms for cabinet doors and drawers shall be adequate to hold them in a closed position.
CORRECTIVE ACTION: Adjust or replace catches or closing mechanisms as necessary to meet the standard.

OBSERVATION: Cabinet door or drawer is warped
CONSTRUCTION STANDARD: Cabinet warpage shall not exceed 1/4-inch as measured from the face frame to the point of furthest warpage, with the door or drawer front in closed position.
CORRECTIVE ACTION: Correct or replace doors and drawer fronts as necessary to meet the construction standard.

OBSERVATION: Cabinet door or drawer binds fail to open with reasonable ease.
CONSTRUCTION STANDARD: Cabinet doors and drawers shall open and close with reasonable ease.
CORRECTIVE ACTION: Adjust or replace doors and drawers as necessary to meet the construction standard.

OBSERVATION: Cabinet door will not stay closed.
CONSTRUCTION STANDARD: The catches or closing mechanisms for cabinet doors shall be adequate to hold the doors in a closed position.
CORRECTIVE ACTION: Adjust or replace the door catches or closing mechanisms as necessary to meet the construction standard.

OBSERVATION: Cabinet shelves have bow in them or break.
CONSTRUCTION STANDARD: Cabinet shelves are to be straight when not loaded. Loading them will cause them to deflect; overloading will cause them to break.
CORRECTIVE ACTION: None. Homeowner must take care not to overload the cabinet shelving.

9.2. Appliances

OBSERVATION: Appliances inoperable
CONSTRUCTION STANDARD: All provided appliances should properly work under normal use.
CORRECTIVE ACTION: Homeowner to contact appliance manufacturer to schedule work provided for under the manufacturers warranty.

10. Mechanical

10.1. Plumbing

OBSERVATION: Plumbing pipes freeze and burst.

CONSTRUCTION STANDARD: Drain, waste, vent or water pipes should be adequately protected by Buyer during normally anticipated cold weather to prevent freezing. Plumbing pipes are not insulated to protect from freezing. Precautionary action should be taken by the Buyer to prevent freezing.

CORRECTIVE ACTION None.

OBSERVATION: Water supply system fails to deliver water.

CONSTRUCTION STANDARD: Service connections to municipal water main and private water supply are the Declarant's responsibility.

CORRECTIVE ACTION: Repair as necessary if failure is the result of defective workmanship or materials. If conditions beyond Declarant's control disrupt or eliminate the sources of the supply, then it is not the Seller's responsibility.

OBSERVATION: Faucet or valve leaks

CONSTRUCTION STANDARD: Valves and faucets should not leak due to defects in material or workmanship. However, leakage caused by worn washers or seats is a Buyer maintenance item.

CORRECTIVE ACTION: Repair or replace any faucet to correct leaks due to defect in material or workmanship.

OBSERVATION: Defective plumbing fixtures, appliances or trim fittings.

CONSTRUCTION STANDARD: Fixtures, appliances or fittings should comply with their manufacturer's standards.

CORRECTIVE ACTION: Replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

OBSERVATION: Noisy water pipes.

CONSTRUCTION STANDARD: There will be noise emitting from the water pipe system, due to the flow of water.

CORRECTIVE ACTION: Declarant cannot remove all noises due to water flow and pipe expansion. Declarant shall correct any noise problems that are due to faulty workmanship or installation.

OBSERVATION: Leakage from any piping.

CONSTRUCTION STANDARD: No leaks of any kind should exist in any waste vent or water pipe. Condensation on piping does not constitute leakage and is not covered.

CORRECTIVE ACTION: Make necessary repairs to eliminate leakage.

DISCUSSION: Condensation on pipes, toilets, sinks, supply lines, etc. is not the same as a leak and is not considered a deficiency and therefore cannot be warranted by the Declarant.

OBSERVATION: Stopped up sewers, fixtures and drains.

CONSTRUCTION STANDARD: Sewers, fixtures and drains should operate properly.

CORRECTIVE ACTION: Where defective construction is the cause, the Declarant shall assume the cost of the repair.

DISCUSSION: The Declarant is not however responsible for sewers, fixtures and drains which are clogged through the Buyer's failure to operate and maintain the system properly or from causes outside the control of Declarant.

OBSERVATION: Cracks, chips, scratches of porcelain, fiberglass, china or stainless steel finishes and surfaces.

CONSTRUCTION STANDARD: Chips, cracks, scratches on surfaces of bathtubs, kitchen sinks, etc. can occur when the surface is hit with sharp or heavy objects and/or under normal use.

CORRECTIVE ACTION: Not covered under warranty unless noted on the Possession Agreement.

OBSERVATION: Fiberglass tub or shower enclosure base flexes.

CONSTRUCTION STANDARD: To be installed according to the manufacturer's specification.

CORRECTIVE ACTION: Correct to meet the performance guideline.

DISCUSSION: Fiberglass and fiberglass bi-products will have a certain amount of deflection even when properly supported.

10.2. HVAC

OBSERVATION: Heating delivery system is inadequate.

CONSTRUCTION STANDARD: Heating system should be capable of producing an inside temperature of 70 degrees F., as measured in the center of each room at a height of 5 feet above the floor, under local outdoor winter design conditions as specified in ASHRAE handbook.

CORRECTIVE ACTION: Declarant shall correct the heating system as required to provide the required temperatures. The Buyer shall be responsible for balancing thermostats, dampers, registers and other minor adjustments where required.

DISCUSSION: It is the homeowner's responsibility to balance thermostats, dampers and registers and make other minor adjustments to the change of each season.

OBSERVATION: Cooling of rooms is inadequate.

CONSTRUCTION STANDARD: If air-conditioning is installed by the Declarant, the cooling system shall be capable of maintaining a temperature of 78 degrees Fahrenheit, as measured in the center of each room at a height of 5 feet above the floor under local outdoor summer design conditions as specified in the

ASHRAE Handbook: Fundamentals. In the case of outside temperatures exceeding 95 degrees Fahrenheit, the system shall keep the inside temperature 15 degrees Fahrenheit cooler than the outside temperature. National, state, or local codes shall supersede this guideline where such codes have been locally adopted.

CORRECTIVE ACTION: Correct the cooling system to provide the required temperature in accordance with the performance guideline or applicable code specifications.

DISCUSSION: It is the homeowner's responsibility to balance dampers and registers and make other minor adjustments to the change of each season. For example, during hot days, you may need to keep your window blinds closed to deflect the solar gain of the sun to optimize cooling capacity. This may be the case whether during winter or summer. Depending on which exposure your home faces can largely affect the solar gain in your home as well.

OBSERVATION: Noisy ductwork.

CONSTRUCTION STANDARD: When metal is heated, it expands and when cooled, it contracts. The result is "ticking" or "crackling" which is generally to be expected.

CORRECTIVE ACTION: The stiffening of the ductwork and the gauge of the metal used shall be such that the ducts do not "oilcan". The booming noise caused by "oilcanning" is not acceptable and the Declarant shall take necessary steps to eliminate this sound.

OBSERVATION: Ductwork separates or becomes unattached.

CONSTRUCTION STANDARD: Ductwork should remain intact and securely fastened.

CORRECTIVE ACTION: Reattach and re-secure all separated or unattached ductwork due to poor workmanship.

OBSERVATION: Exhaust fan vibrates excessively and is noisy

CONSTRUCTION STANDARD: Exhaust fans shall be installed according to the manufactures specifications.

CORRECTIVE ACTION: Repair if not in conformance however, fans are rigidly attached to the wood framing members and will vibrate because of the rigid attachment.

OBSERVATION: Exhaust fan allows cold air to infiltrate

CONSTRUCTION STANDARD: This is a normal condition beyond the Declarant's control.

CORRECTIVE ACTION: None.

OBSERVATION: Kitchen, laundry or bath exhaust fan does not adequately exhaust and causes residual moist air or odors to linger or condensation to build up.

CONSTRUCTION STANDARD: Kitchen, laundry and bath exhaust fans shall operate and exhaust as designed under normal use and conditions.

CORRECTIVE ACTION: Repair to meet the standard.

DISCUSSION: Kitchen cooking emissions and moist air can be produced at a greater rate than can practically be exhausted. For example, a kitchen exhaust fan is typically rated at 175-CFM. Due to installation methods, this can be reduced by 10%. Additionally, if the prevailing winds outside run against the termination point, this may cause some resistance and further reduction in function. Furthermore, a pan of rapidly boiling water on a cook top will emit steam at a greater rate than 200-CFM's. Declarant cannot warrant against residual moist air, condensation or lingering odors nor the effects of such if the fan is operating as designed. It is the homeowner's responsibility to further mitigate these conditions if necessary. This condition can be exacerbated by weather conditions during high humid days.

CONSIDERATION: If you take long hot showers, you should open the bathroom window to help ventilate. If there is no bathroom window then you should leave the bathroom door open. Always use the exhaust fans whenever the kitchen, laundry room or bathroom(s) are in use.

OBSERVATION: Clogged condensate drain line

CONSTRUCTION STANDARD: Declarant shall assure that we provide a clear condensation drain line at time of closing.

CORRECTIVE ACTION: None.

DISCUSSION: Condensation drain lines may become clogged under normal use. It is the homeowner's responsibility to check and maintain the condensation drain line to assure that it does not become clogged.

11. Electrical

11.1. *Line Voltage*

OBSERVATION: Failure of wiring to carry its designed circuit load to the electrical box.

CONSTRUCTION STANDARD: Wiring should be capable of carrying the designed load for normal residential use to electrical box.

CORRECTIVE ACTION: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

OBSERVATION: Circuit breakers trip.

CONSTRUCTION STANDARD: Circuit breakers should not trip under normal usage.

CORRECTIVE ACTION: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

OBSERVATION: Ground fault circuit interrupter (GFCI) or arc fault circuit interrupter (AFCI) trips frequently.

CONSTRUCTION STANDARD: Ground and arc fault interrupters are sensitive devices installed into the electrical system to provide protection against electrical shock. These sensitive devices can be tripped very easily.

CORRECTIVE ACTION: Seller is to install ground and arc fault interrupter in accordance with approved electrical code. Tripping is to be expected and is not covered, unless due to faulty installation.

OBSERVATION: Draft comes through electrical outlets and switches

CONSTRUCTION STANDARD: Drafts or air-movement flowing through and/or around electrical boxes into a room cannot be eliminated.

CORRECTIVE ACTION: Declarant shall assure that proper mitigation measures have been performed.

OBSERVATION: Switch and/or outlet plate covers stick out from finished wall.

CONSTRUCTION STANDARD: Switch and/or outlet plate covers shall not stick out from the finished wall more than 1/8"

CORRECTIVE ACTION: Correct to conform to standard.

12. Miscellaneous

12.1. Noise

OBSERVATION: Noise from adjoining condominium unit(s) or common element.

CONSTRUCTION STANDARD: The design of the floor/ceiling and wall assembly's are to meet the current jurisdictional codes or standards set by the Housing and Urban Development (HUD)

CORRECTIVE ACTION: Noise produced by "others" is not a warrantable condition. Declarant has a responsibility to assure that floor/ceiling and wall assemblies meet the construction standards.

DISCUSSION: Hearing noises from outside your home in multi-family type living should be anticipated. It is suggested that if the noise seems unreasonable or offensive that you contact your neighbor who is causing the noise to discuss this. If this does not provide positive results, you should petition the HOA BOD.

12.2. Odors

OBSERVATION: Offensive odors can be smelled inside the home, that originate from other areas outside the home

CONSTRUCTION STANDARD: Odors from areas outside the home cannot be fully mitigated. Some/certain smells such as cigarette smoke should be anticipated.

CORRECTIVE ACTION: None, unless there is a specific code related construction defect. Air to air movement and exchange between units is not considered a construction defect.

DISCUSSION: Odors migrating from outside your home should be anticipated.

12.3. Decks, Balconies and Terraces

OBSERVATION: Deck coating is deteriorating

CONSTRUCTION STANDARD: Decks are part of the Limited Common Elements (LCE) and is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

OBSERVATION: Deck or deck railing is rusting

CONSTRUCTION STANDARD: Decks are part of the Limited Common Elements (LCE) and is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

OBSERVATION: Water puddles on deck surface

CONSTRUCTION STANDARD: Decks are part of the Limited Common Element (LCE) and is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

12.4. Landscaping

OBSERVATION: Landscaping shrubs, plants, trees are dead or dying

CONSTRUCTION STANDARD: Declarant installed landscaping as part of the Common Elements (CE) and/or Limited Common Elements (LCE) is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

12.5. Patios

OBSERVATION: Standing water on stoops, steps, patios, or drives.

CONSTRUCTION STANDARD: Declarant installed improvements as part of the Common Elements (CE) and/or Limited Common Elements (LCE) is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

12.6. Elevator

OBSERVATION: Elevator does not operate

CONSTRUCTION STANDARD: The elevator is part of the Common Elements (CE) and is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

OBSERVATION: Elevator is too noisy

CONSTRUCTION STANDARD: The elevator is part of the Common Elements (CE) and is covered under the base building performance standards.

CORRECTIVE ACTION: Contact the property management group to discuss and review.

DISCUSSION: Noise caused by the elevator operation should be mitigated to at or below noise levels as outlined by the local jurisdiction or when there is no local jurisdictional standard, the HUD guidelines for noise criteria shall prevail.