

# Performace Standards Index

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<b>A. Site Work</b>	<b>1. Site grading</b>	<b>a.</b> Settling of ground around foundation, utility trenches or other filled areas that interfere with water draining away from the home.	We will fill in settled areas that affect proper drainage. We will do this only once during the first year.	Remove and replace shrubs, sod or other landscaping affected by the placement of the fill.
	<b>2. Site drainage</b>	<b>a.</b> Improper drainage of the site	We will establish proper grades and swales (sloped low areas) for water to properly drain away from the Home. The protective slope will be per building code requirements. Water will not stand or pond within 10 feet of the Home for extended periods after a rain (usually not more than 48 hours). It is normal for water to stand after a heavy rainfall. Grading or ponding determinations will not be made while frost or snow is on the ground, or while the ground is saturated or frozen.	Maintain the grades and swales after they have been properly established by us. Rock swales, catch basins and drainage pipes may require seasonal cleaning and flushing. Ensure that established drainage patterns are not impeded by landscaping, decking, patios, pools, driveways, and walls, that you install. Do not change the grade of the soil away from the foundation by building planters, raised beds, or other blocking construction. Damages caused by changes in drainage and grading are not covered. Where a sump has been installed by us, but the sump pump was not contracted for, or installed by us, you must install a properly sized pump in attempt to correct the condition.
		<b>b.</b> Erosion	Seattle Pacific Homes, Inc. is not responsible for weather-caused damage to unlandscaped yards after final grade has been established or the closing date, whichever occurs last.	Place permanent vegetation on raw soil as soon as possible.
	<b>3. Crawl space drainage</b>	<b>a.</b> Water in the crawl space	Crawl space areas shall be sloped or trenched to assure positive flow to a drain outlet. Water shall not stand or pond for extended periods of time.	Maintain drain outlets. Ensure that no blockage or silt build-up restricts flow patterns or drain pipes.
	<b>4. Landscaping</b>	<b>a.</b> Dead or dying trees, plantings, or grasses	Landscaping materials are not covered under the Limited Warranty. The Builder will replace only those materials documented in writing prior to closing or first occupancy, whichever occurs first.	Landscaping materials are not covered under the Limited Warranty.

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<b>B. Concrete &amp; Asphalt</b>	<b>1. Cast-in-place-concrete</b>	<b>a.</b> Cracks in basement or foundation walls	Shrinkage cracks are not unusual in concrete foundation walls. We will repair all cracks more than 1/8" wide, by surface patching and pointing.	
		<b>b.</b> Cracks in basement floor	Minor cracks in basement floors are normal. We will repair cracks more than 1/4" wide or 1/8" in vertical displacement.	
		<b>c.</b> Cracks in attached garage slab	We will repair cracks in garage slabs more than 1/4" wide or 1/4" in vertical displacement.	
		<b>d.</b> Uneven concrete floors or slabs	Concrete floors or slabs in rooms designed as living space will not have pits, depressions, or raised surfaces greater than 1/4" in 32". We will repair these defects.	
		<b>e.</b> Cracks in concrete, slab-on-grade floors under finished flooring	We will repair cracks under finished flooring which rupture the finished flooring material, so that the cracks are not readily apparent when the finished flooring material is in place.	
		<b>f.</b> Pitting, scaling, or spalling (flaking or chipping) of concrete surfaces covered by the warranty	It is normal for some minor chipping of the surface to occur. Concrete surfaces should not disintegrate so that the aggregate is exposed and loosened under normal use and weather conditions. We are not responsible for deterioration or discoloration caused by salt, chemicals, fertilizers, mechanical implements or other factors beyond our control.	Avoid damaging concrete with salt, chemicals, fertilizers, mechanical equipment, etc.
		<b>g.</b> Settling, heaving, or separating of stoops, steps or garage floors	Stoops, steps or garage floors will not settle, heave or separate more than 1" from the Home. We will repair these defects.	
		<b>h.</b> Standing water on stoops	Water should drain from outdoor stoops and steps. However, it is normal for small amounts of water to stand on stoops for short periods of time after it rains. We will correct any improper drainage.	

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<b>B. Concrete &amp; Asphalt</b>	<b>1. Cast-in-place-concrete</b>	<b>i.</b> Surface water from landscaped areas running onto concrete surfaces (i.e: sidewalks or driveways).	It is normal for water to run onto concrete surfaces from landscaped areas. This is not considered a defect and is not covered under this warranty.	
	<b>2. Asphalt</b>	<b>a.</b> Standing water	Water should drain from asphalt surfaces. However, it is normal for small amounts of water to stand on asphalt surfaces for short periods after it rains. We will correct any improper drainage.	Your asphalt is intended for residential use. For prevention of damage, avoid letting any heavy equipment such as dump trucks, or large moving trucks on the asphalt.
		<b>b.</b> Thermal Cracking	Your driveway will exhibit thermal cracking, usually during the first 12 months. These cracks help your driveway adapt to heating and freezing cycles. Cracks should be evaluated in the hottest months (July or August). We will repair cracks that exceed 1/2" in width.	
<b>C. Masonry</b>	<b>1. Unit masonry</b>	<b>a.</b> Cracks in masonry basement or foundation walls	Cracks up to 1/8" wide are not unusual in mortar joints of masonry foundation walls. We will repair cracks more than 1/8" wide.	
		<b>b.</b> Cracks in masonry or veneer walls	Cracks up to 3/8" wide due to shrinkage are common in mortar joints in masonry construction. We will repair cracks more than 3/8" wide. We will not be responsible for any difference in the color of the old and new mortar.	

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<b>D. Wood &amp; Plastic</b>	<b>1. Rough carpentry</b>	<b>a.</b> Squeaking floors or subfloors that appear loose	A squeak-free floor cannot be guaranteed. These conditions are often temporary in new homes, and with continued exposure to seasonal changes in temperature, humidity, changes in the living environment, and the ongoing "drying out" of the materials used in construction. We will address these conditions one time only during the warranty period, only if these conditions are caused by underlying defects in construction.	
		<b>b.</b> Uneven wood floors	We will repair any floors that have more than 1/4" ridge or depression within a 32" measurement when measured in any direction to the joists.	
		<b>c.</b> Bowed walls on interior surfaces	All interior walls will have slight variances on their finished surfaces. We will repair any walls which bow more than 1/2" out of line within any 32" horizontal or vertical measurements taken a minimum of 16" away from any sheet rock corner or opening.	
		<b>d.</b> Out-of-plumb walls	We will repair any walls that are more than 3/4" out-of-plumb for any 96" vertical measurement.	
	<b>2. Kitchen cabinets</b>	<b>a.</b> Warped kitchen cabinets	We will repair any doors or drawer fronts that are warped more than 1/4" in a 24" span. This condition is measured by closing the drawer or door and measuring from the frame to the point of warpage. We are not responsible for matching wood grain or color.	Avoid placing steam producing appliances (i.e: coffee makers, crock pots, or rice steamers) directly under cabinets.
		<b>b.</b> Gaps between the cabinets, or between the cabinets, ceiling, or walls	We will correct any gap that is more than 1/4" wide.	Do not overload cabinets.
		<b>c.</b> Split in panels of a cabinet door	If light is visible through the split in a panel, we will repair the panel.	

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<b>D. Wood &amp; Plastic</b>	<b>3. Countertops</b>	<b>a.</b> Separation from the wall	We will repair any crack that is more than 1/4". Caulking is acceptable. We will repair only once after closing or first occupancy, whichever occurs first.	
		<b>b.</b> Separation of caulking on plumbing fixtures and countertop trims	We will repair areas of caulking separation one time only during the warranty period. Failure to address caulking separation in a timely manner can result in consequential damage, which is not covered under this limited warranty.	General inspection and maintenance of caulking applications is an ongoing Homeowner responsibility.
	<b>4. Interior finish carpentry (trim inside the home)</b>	<b>a.</b> Trim/molding has open joints between moldings and the surface areas to which the moldings are attached	We will repair open joints in moldings or between moldings and surfaces if the gaps are more than 1/4" wide. Caulking is acceptable.	
	<b>5. Exterior finish carpentry (wood siding, or masonry trim on the outside of the Home)</b>	<b>a.</b> Trim has open joints between pieces of trim, including siding and masonry	We will repair any open joints that are more than 1/2" wide or which do not keep out the elements.	Maintain exterior finish by caulking and painting.
	<b>6. Exterior siding</b>	<b>a.</b> Inadequate clearance between exterior siding and finished grade	We will ensure there is a 4" to 6" clearance between siding and finished grade at the time of closing, or first occupancy, whichever occurs first.	Maintain a 4" to 6" clearance between siding and finished grade.

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<b>E. Thermal &amp; Moisture Protecting Materials</b>	<b>1. Waterproofing</b>	<b>a.</b> Leaks in basement	Dampness on the walls or floors in the basement is not a defect. However, if water is actually trickling into the basement, we will repair the leaks.	Maintain proper grades and drainage around the home and landscaping properly to avoid water problems in the Home.
	<b>2. Insulation</b>	<b>a.</b> Insufficient insulation	We will insulate the Home as required to meet local energy and building requirements or, as applicable, FHA or VA requirements. Insulation does not render a wall or room soundproof.	
	<b>3. Louvers and vents</b>	<b>a.</b> Rain or snow leaks into the attic through louvers and vents	Homes must have louvers and vents for proper ventilation. Rain or snow louvers will sometimes come through these openings. This is not considered a defect, and is not covered under this warranty.	
	<b>4. Roofing and siding</b>	<b>a.</b> Ice build-up on roof	During prolonged cold spells, ice is likely to build up on the eaves of the roof. This build-up will occur when snow and ice accumulate and the gutters and down spouts freeze up. This is not a defect and is not covered under this warranty.	
		<b>b.</b> Leaks in roof or flashing	We will repair roof or flashing leaks. Leaks caused by water backup due to debris or ice build-up are not our responsibility.	Clean leaves from valleys, gutters, and down spouts yearly.
		<b>c.</b> Standing water on a flat roof	It is not unusual for minor ponding to occur on a flat roof for up to 24 hours after a rainfall. However, if water is not draining properly, we will correct the drainage. We are not responsible if the roof was specifically designed to retain water.	

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<b>E. Thermal &amp; Moisture Protecting Materials</b>	<b>4. Roofing and siding</b>	<b>d.</b> Delamination of siding	All siding will be installed so that it meets industry standards. We will repair or replace any siding that delaminates or separates. We will only paint new materials as part of repair. The paint may not be an exact match to the original colors.	Protect the siding from damage, such as leaning heavy objects against siding, ball dents, and water from sprinklers striking the siding. Seasonal cleaning of siding may be required to prevent staining and mildew growth.
		<b>e.</b> Siding joint separation	Gaps on ends and edges may occur due to normal expansion and contraction. We cannot control material expansion and contraction. This is not considered a defect and is not covered under this warranty.	Annually, seal or re-caulk siding.
		<b>f.</b> Waves in siding	With normal expansion and contraction, waves in the siding will occur. If the gap between laps on the siding exceed 1/2" we will either repair or replace the siding.	
	<b>5. Sheet metal</b>	<b>a.</b> Leaks in gutters and/or down spouts	Gutters and down spouts may overflow during heavy rains. They should not leak at connections. We will repair leaks.	Keep leaves and debris out of gutters so that water can flow properly. Do not lean ladders against gutters and down spouts.
		<b>b.</b> Standing water in gutters	It is industry practice to install gutters so that they are level. Small amounts of water may stand in a gutter after a rain. If the water is more than 1" deep in a gutter and the gutter is not clogged with debris, we will repair the gutter to regain proper drainage.	Keep leaves and debris out of gutters so that water can flow properly.
	<b>6. Sealants</b>	<b>a.</b> Leaks in exterior walls due to inadequate caulking	If water is coming into the home, we will repair leaking joints or cracks in the exterior wall surface, around openings and flashings.	Properly installed caulking may shrink. You must maintain caulking during the life of the home.
	<b>7. Mildew</b>	<b>a.</b> Mildew or fungus	Seattle Pacific Homes, Inc. does not warrant against mildew or fungus growth.	Be sure to clean mildew or fungus off of Home surfaces as quickly as possible.

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<b>F. Doors and Windows</b>	<b>1. Wood and plastic doors</b>	<b>a.</b> Outside doors are warped	We will repair any doors that warp, to the extent that they satisfy one of the following: 1-they no longer work; 2-they are no longer weather resistant; 3-they warp more than 1/4", measured diagonally from corner to corner. We will refinish any new doors to match other doors as closely as possible.	
		<b>b.</b> Inside doors or closet doors are warped	We will repair any doors that warp more than 1/4", measured diagonally from corner to corner. In the event we install a new door, we will finish the new door to match existing doors as closely as possible.	
		<b>c.</b> Panels in doors shrink so that raw wood edges show	If light is visible through a split in a panel, we will repair the panel. We will make this repair only once after closing or first occupancy, whichever occurs first.	
	<b>2. Garage doors on garages attached to the home</b>	<b>a.</b> Garage doors do not operate properly	If your garage doors do not operate properly under normal use, we will adjust or correct them. If you install a garage door opener, we are no longer responsible for the operation of the garage door.	Keep all movable parts lubricated. See <i>Home owners manual</i>
		<b>b.</b> Rain or snow leaks through garage doors	During severe weather conditions, some leakage is normal.	
	<b>3. Wood, plastic, and metal windows</b>	<b>a.</b> Windows do not function properly	We will correct the windows so that they are reasonably easy to operate.	Keep tracks and rollers cleaned, lubricated, and adjusted.
		<b>b.</b> Condensation and/or frost on inside surfaces of windows	Condensation may occur on the interior window surfaces with extremes in temperature and humidity. Individual living habits can impact humidity levels. These conditions are beyond our control and are not part of the warranty.	

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<b>F. Doors and Windows</b>	<b>4. Weather stripping and seals</b>	<b>a.</b> Air leaks in and around doors and windows	If air comes in because doors, windows, or weather stripping were fitted poorly, we will repair the improperly fitted doors, windows, or weather stripping. Some light is normal to come through the corners of exterior doors. This is not considered a defect, and is not covered under this warranty.	Additional seals or coverings may be required to provide further protection during unfavorable weather conditions.
	<b>5. Sliding doors</b>	<b>a.</b> Sliding doors do not operate properly	We will repair inoperative sliding doors.	Keep tracks and rollers clean, lubricated, and adjusted
	<b>6. Glass</b>	<b>a.</b> Broken or scratched glass	We will repair broken or scratched glass reported to us prior to closing or at first occupancy, whichever occurs first.	Report to us all broken or scratched glass prior to closing, or at first occupancy, whichever occurs first.
	<b>7. Hardware</b>	<b>a.</b> Locks on doors or windows do not operate properly	We will repair, adjust, or replace hardware which does not function properly	Avoid slamming doors and having children hang on door knobs.
		<b>b.</b> Loose hardware	We will repair, adjust, or replace hardware that is loose prior to closing or at first occupancy, whichever occurs first.	Report to us all loose hardware prior to closing or at first occupancy, whichever occurs first.

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<b>G. Finshes</b>	<b>1. Lath and plaster</b>	<b>a.</b> Cracks in inside walls and ceilings	Cracks in inside walls and ceilings are not unusual. We will repair all cracks that are more than 1/8" wide. We will repair these cracks on a one time only basis after closing or first occupancy, whichever occurs first.	Repair any hairline cracks as they occur with a paintable latex caulk and paint as needed.
	<b>2. Gypsum wallboard</b>	<b>a.</b> Nail pops and blisters in tape, on inside walls and ceilings	We will correct these imperfections on a one time only basis after closing or first occupancy, whichever occurs first.	
		<b>b.</b> Cracks	If the wallboard has cracks that are more than 1/8" wide, we will repair them once within the first year period. "Hairline" cracks will appear as a result of normal settling of a new home and are not considered an installation defect.	Repair any hairline cracks as they occur with a paintable latex caulk and paint as needed.
	<b>3. Ceramic tile</b>	<b>a.</b> Chips or cracks in floor, counter, or wall tile	We will replace cracked or chipped tiles reported to us prior to closing or at first occupancy only. We will not responsible to match tile patterns and color between the old and the new tile and grout.	Report any damaged tile to us prior to closing or at first occupancy, whichever occurs first.
		<b>b.</b> Loose floor, counter or wall tile	We will re-secure and re-grout loose tiles. We will not be responsible to match old and new grout colors.	
		<b>c.</b> Cracks in grouting of ceramic tile joints or at junctions between tiles and other materials (ie: between tiles and bathtub)	Cracks in grouting of ceramic tile joints are commonly caused by normal shrinking of the grouting.	
	<b>4. Finished wood Floors</b>	<b>a.</b> Cracks between the floor boards	We will repair all cracks that are more than 1/4" wide.	
		<b>b.</b> Cupping and crowning	Cupping and crowning is normal with wood products and is not covered under this warranty.	See "Homeowners Manual" for more information.

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<b>G. Finshes</b>	<b>5. Resilient flooring or floor covering</b>	<b>a.</b> Nail pops on surface of resilient floor covering	We will repair any nail pops that break the surface of the flooring.	
		<b>b.</b> Depressions or ridges in resilient flooring because the subfloor is irregular	We will repair any ridges or depressions which are readily apparent, and which are more than 1/8" high or deep. The ridge or depression measurement is the gap created at one end of a 6" straight-edge placed over the depression or ridge with 3" of the straight-edge on one side of the defect, held tightly to the floor. We will not be responsible for matching the old and new flooring.	
		<b>c.</b> Resilient flooring lifts, bubbles, or becomes unglued	We will repair these defects.	
		<b>d.</b> Visible seams or shrinkage gaps at joints of resilient flooring	If the gaps are more than 1/8" wide between pieces of resilient flooring, we will repair them. If the gaps between flooring and other materials are more than 1/8" wide, we will repair the affected area only. We are not responsible for dye lot changes or discontinued materials.	
		<b>e.</b> Cuts and gouges	We will repair cuts and gouges reported to us prior to closing or at first occupancy only. We are not responsible for dye lot changes or discontinued materials.	

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<b>G. Finshes</b>	<b>6. Paint, stain, or varnish</b>	<b>a.</b> Fading, or peeling of outside paint	Fading of a paint or stain is normal and is not considered a defect. The amount of fading will depend on the climate where the Home is located. We will repair paint, stain, or varnish which peels within the one year period. We will prepare and re-paint or re-stain the areas that are peeling, but we cannot guarantee color matches to the surrounding surfaces.	
		<b>b.</b> Deteriorating varnish or lacquer finish on outside woodwork	Varnish or lacquer on outside woodwork deteriorates quickly and is not covered under this warranty.	
		<b>c.</b> Painting made necessary by repair work other than the drywall warranty	If painting is required because of repair, other than the One Year drywall touch up warranty, we will paint to match surrounding areas as closely as possible. We do not warranty color match.	
		<b>d.</b> Peeling of finish on inside woodwork	We will re-touch areas of the woodwork where the finish has peeled. We will make this repair only once after closing, or first occupancy, whichever occurs first. Fading and color match are not covered under this warranty.	
		<b>e.</b> Mildew or fungus on painted surfaces	We will remove mildew or fungus reported to us prior to closing or first occupancy, whichever occurs first.	Report to us prior to closing or at first occupancy, whichever occurs first. Clean mildew or fungus regularly from exterior or interior surfaces.
		<b>f.</b> Peeling of interior paint	Interior painted surfaces should not peel. We will touch-up only the affected areas one time after closing or first occupancy, whichever occurs first. Fading and color match are not covered under this warranty.	
		<b>g.</b> Color variations when paint/stain is applied to wood	Paint will vary as it is applied to different surfaces. Wood types and grain will absorb paint/stain differently. This is not considered a defect and is not covered under this warranty.	

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<b>G. Finshes</b>	<b>7. Wall coverings</b>	<b>a.</b> Peeling wall coverings	We will repair wall coverings we install, that peel within the first year.	
		<b>b.</b> Mismatched edges of wall coverings, pattern mismatch, and open seams	We will repair these conditions on products we installed when reported to us prior to closing or at first occupancy, whichever occurs first.	Report to us prior to closing or at first occupancy, whichever occurs first.
	<b>8. Carpet</b>	<b>a.</b> Open seams in carpeting	Visible carpet seams are not a defect. We will repair any openings or gaps in the seams.	Homeowner will be responsible for moving any furniture or household items required to properly "re-stretch" affected carpet.
		<b>b.</b> Wall-to-wall carpeting comes up, is loose, or is stretched	If we originally installed wall-to-wall carpeting as floor covering, we will re-stretch any of the carpeting that has loosened from the material to which it was attached, one time only.	
		<b>c.</b> Spots or minor fading on carpet	Spots and/or minor fading can occur naturally when a carpet is exposed to light. We have no responsibility for this condition.	
	<b>9. Stucco</b>	<b>a.</b> Cracks in outside stucco walls	Cracks are not unusual in the surfaces of outside stucco walls. We will repair, within the first year period, any cracks that are more than 1/8" wide.	
	<b>10. Marble(real or synthetic), plastic laminate, porcelain, and fiberglass</b>	<b>a.</b> Scratches, nicks, chips, or blemishes in counter tops, floors, shower stalls, or bathtubs	We will repair scratches nicks, chips or blemishes reported to us prior to closing or at first occupancy, whichever occurs first. We are not responsible for discontinued patterns or for differences in color between old and new materials.	Report any scratches, nicks, chips, or blemishes to us prior to closing or at first occupancy, whichever occurs first.
		<b>b.</b> Separation of seams in laminates	We will repair if separation is greater than 1/16". If replacement is needed we will match original finishes as closely as possible. We will not be responsible for discontinued patterns or for differences in color between old and new materials.	

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<b>G. Finshes</b>	<b>10. Marble(real or synthetic), plastic laminate, porcelain, and fiberglass</b>	<b>c.</b> Peeling or bubbling in laminate counter tops	If peeling or bubbling occurs we will repair this condition and will match original finishes as closely as possible. We will not be responsible for discontinued patterns or for color differences between old and new materials.		
		<b>d.</b> Manufactured marble or granite tops are uneven	Manufactured marble or granite tops that have more than an 1/8" difference in height will be replaced. We will not be responsible for discontinued patterns or for color differences between old and new materials.		
	<b>11. Caulking and silicon</b>	<b>a.</b> Caulking and or silicon has shrunk or has gaps in it	We will correct caulking and or silicon that has shrunk prior to closing or at first occupancy, whichever occurs first.		Report to us prior to closing or at first occupancy, whichever occurs first. Caulking and/or silicon should be re-applied as it become necessary, this is a homeowner maintenance issue.
	<b>12. Brass or Stainless fixtures</b>	<b>a.</b> Brass or stainless fixtures have tarnish, or corrosion on them	Seattle Pacific Homes, Inc does not warrant against corrosion or tarnish damage. We will repair these conditions on products we installed when reported to us prior to closing or at first occupancy, whichever occurs first.		Report to us prior to closing or at first occupancy, whichever occurs first.

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<b>H. Louvers and Vents</b>	<b>1. Louvers and vents</b>	<b>a.</b> Inadequate ventilation of attics and crawl spaces	We will repair the louvers and vents so that they provide proper ventilation per building code. We will not be responsible for problems caused by the alteration of the original ventilation system.	Maintain vent screens and openings so they remain unblocked and promote free
		<b>b.</b> Birds, animals, or insects in attics or crawl spaces	House vents provide required ventilation. The screens on vents provide a barrier for restricting birds, animals or insects access into attics and crawl spaces. Certain species may be of a size, or aggressive by nature, to force access and possibly damage the vent. This is not covered under the limited warranty.	Check vents and vent screens annually for signs of damage. During times of nesting it is important to recognize activity which may indicate that access has been made. It is the homeowners responsibility to remove any inhabitants and repair any damage or blockage to ventilation.
	<b>2. Fireplaces and chimneys</b>	<b>a.</b> Improper drawing of fireplace or chimney	Several things can cause temporary negative draft situations in a fireplace or chimney. These may include high winds, obstructions such as large branches or trees too close to the chimney, or tight insulation and weatherproofing throughout the house. We will not be responsible for these problems. If the draft problem is caused by improper installation, we will repair the problem.	Ensure there is sufficient fresh air make-up for the flue to draw properly. Before the beginning of the season that you will use the fireplace, look for any obstructions and clear prior to use.
		<b>b.</b> Separation of chimney from the structure to which it is attached	It is not unusual for a new chimney to separate slightly from the structure to which it is attached. We will repair any chimney that has separated from the Home more than 1/2" in any 10 feet vertical measurement.	
		<b>c.</b> Firebox (area where the fire burns) paint has changed	The heat from a fire can naturally change any finish on the firebox. This condition is not covered.	
		<b>d.</b> Cracks in firebrick (brick that lines the fireplace) and mortar joints	Fires can naturally cause this cracking. This condition is not a defect, and is not covered under this warranty.	

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<b>H. Louvers and Vents</b>	<b>2. Fireplaces and chimneys</b>	<b>e.</b> Water infiltration into the firebox	A certain amount of water infiltration can be expected under certain weather conditions, such as during continued, heavy or wind driven rains and snow. This is beyond our control and is not covered.	
		<b>I. Mechanical systems</b>	<b>1. Plumbing, water supply, and septic systems</b>	<b>a.</b> Plumbing pipes have frozen and burst
<b>b.</b> Leaks in faucets or valves	We will repair or replace any faucets or valves that leak because of defects in workmanship or materials.			
<b>c.</b> Defects in plumbing fixtures, appliances, or trim fittings	We will repair any fixture, appliance, or fitting that does not meet the manufacturer's standards. Any cosmetic defects must be reported to us prior to closing or at first occupancy, whichever occurs first.	Report any cosmetic defects to us prior to closing or at first occupancy, whichever occurs first.		
<b>d.</b> Noisy water pipes	Some noise in the water pipes is natural and comes from the flow of water and from the pipes expanding.			
<b>e.</b> Leaks in pipes	We will repair any leaks in the drain, waste, vent or water pipes. Condensation on pipes is not the same as a leak, and is not a defect.	Report to us as soon as a leak is noticed, so no water damage can result.		
<b>f.</b> Stopped up sewers, fixtures, and drains	We will repair all sewers, fixtures, and drains that are clogged because of defects in construction. We are not responsible for any defect that is not construction related, including any failure of municipal systems.	If sewers, fixture, and drains are clogged because of your actions, then you will pay the cost of repairing them.		

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<b>I. Mechanical systems</b>	<b>1. Plumbing, water supply, and septic systems</b>	<b>g.</b> Water supply system does not deliver water	We are responsible for connecting all on-site service to municipal water mains and to private water supplies. We are also responsible for making sure that an individual well on-site, is installed to comply with all building and plumbing requirements. We will repair problems caused by defects in workmanship and materials. We are not responsible for problems caused by conditions beyond our control. We are not responsible for water quality.	
		<b>h.</b> septic tank, distribution box and pump do not meet state, county, or local requirements.	Septic tank must meet state, county or local requirements. We will repair any septic system that cannot properly handle the normal flow of household waste because of defects in workmanship or materials. We are not responsible for conditions beyond our control, such as freezing, saturated soil, an increase in the elevation of the water table, excessive use of the system, or limitations established by the local governing agency.	Properly maintain the septic tank system to include proper grades, landscaping, and protection from vehicular traffic, or excessive weight, which would result in soil compaction. Tanks may need to be pumped during periods of excessive use or extended rainfall.
		<b>i.</b> Septic drain fields	Septic drain fields will meet state, county, or local requirements. We will repair any septic drain fields that cannot properly handle the normal designed flow of household waste because of defects in workmanship or materials. We are not responsible for conditions beyond our control, such as freezing, saturated soils, increase in the elevation of the water table, excessive use of the system, or limitations established by the local governing agency.	

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<b>I. Mechanical systems</b>	<b>2. Heating system</b>	<b>a.</b> Inadequate heating	Heating system is designed to maintain an indoor temperature of 70° F. The temperature is 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 the ASHRAE handbook). Federal, state or local energy requirements take precedence. We will repair the heating system so that it provides the required temperature.	Balance dampers and registers and make other minor adjustments for change of seasons. Room to room temperatures may vary. Maintain unit per manufacturers specifications. Also, check your furnace filter.
		<b>b.</b> Leaks in refrigerant lines	We will repair all leaking refrigerant lines and will recharge the unit, unless you caused the damage.	
		<b>c.</b> Gas piping	The gas company is responsible for leaks up to the meter. Seattle Pacific Homes, Inc will correct leaks from the meter into the home.	You need to locate the shut-off that corresponds to the appliance that is leaking. However, if this does not work you need to turn the gas off at the meter, and call the gas company for emergency service.
		<b>d.</b> Hot water tank and Furnace not working	Refer to the manufacturer's limited warranty for information regarding coverage of your hot water tank and furnace.	Refer back to emergencies section of your handbook.
		<b>e.</b> Furnace ducting makes noises	Expansion and contraction of metal ductwork results in ticking or popping sounds. While eliminating all these sounds is impossible, Seattle Pacific Homes, Inc. will correct oil canning. Oil canning occurs when a large area of sheet metal, like those found in air ducts makes a booming noise as it moves up and down in response to temperature changes.	
		<b>f.</b> Thermostat does not work	Thermostats are calibrated to plus or minus 5 degrees. Also, if your thermostat is located near a running fireplace, or an open door it will think that the house temperature is that of its surroundings. Seattle Pacific Homes, Inc. will repair or replace a thermostat that is deemed not functioning properly.	

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<b>I. Mechanical systems</b>	<b>3. Refrigeration</b>	<b>a.</b> Inadequate air conditioning	Cooling system is designed to maintain an indoor temperature of 78 degrees F. The temperature is 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 ASHRAE handbook). If the temperature outside is above 95 degrees F, the cooling system must be able to maintain an inside temperature that is 15 degrees F below the outside temperature. Federal, state, or local energy requirements take precedence. We will repair the cooling system so that it provides the required temperature.	Balance dampers and registers and make other minor adjustments for change of seasons and maintain proper window treatment to optimize cooling capabilities. Maintain unit per manufacturer's specifications.
	<b>4. Condensation lines</b>	<b>a.</b> Clogged condensation lines	We will provide clear condensation drain lines at closing or first occupancy, whichever occurs first. After this, you are responsible for keeping the condensation drain lines clear.	Condensation drain lines may clog under normal use. You should keep these clear. Prior to using the cooling system each season, check condensation lines to ensure the drain lines are clear.
	<b>5. Evaporative cooling system</b>	<b>a.</b> Mechanical part of the evaporative cooling system does not operate properly	We will correct or adjust the blower system and the water system so that it functions properly.	
	<b>6. Air distribution system</b>	<b>a.</b> Ductwork makes ticking and crackling noises	The ductwork may make ticking and crackling noises when the metal in it expands from the heat and contracts from the cold. This condition is natural and is not covered.	
		<b>b.</b> Ductwork makes a booming noise	This booming is called "oil canning." We will repair the ductwork.	
		<b>c.</b> Separated or unattached ductwork	We will re-attach or re-secure all ductwork that has become separated or unattached due to improper installation.	You should not walk on, place heavy objects on, or otherwise subject ductwork to unusual loads.

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<b>J. Electrical System</b>	<b>1. Electrical conductors, fuses, and circuit breakers</b>	<b>a.</b> Fuses blow or circuit breakers (excluding ground fault or arc fault interrupters) kick out	We will check the wiring circuits and make sure that they conform with approved local electrical requirements.	Do not overload circuits. Check circuit breakers.
	<b>2. Outlets, switches, and fixtures</b>	<b>a.</b> Air leaks around electrical outlets	Cold air can be drawn through an electrical outlet on an exterior wall into a room. This is not considered a defect and is not covered under this warranty.	
		<b>b.</b> Malfunctions in electrical outlets, switches, and fixtures	We will repair or replace all defective outlets, switches, or fixtures.	
		<b>c.</b> Burned out light bulbs	We will only replace light bulbs discovered prior to closing or at first occupancy, whichever occurs first.	Report any burned out light bulbs to us prior to closing or at first occupancy, whichever occurs first.
		<b>d.</b> Smoke detectors	We install approved smoke detectors in your house. The green light should be on at all times, unless there is a power outage. Seattle Pacific Homes, Inc. does not warranty the performance or sensitivity of the smoke detectors.	
	<b>3. Service and distribution</b>	<b>a.</b> Ground fault interrupters frequently trip (these are sensitive safety devices that are installed into the electrical system to protect from electrical shock)	Ground fault interrupters are sensitive and can be easily tripped. Normally, this is not indicative of a constructive defect. We will install ground fault interrupters to meet the electrical requirement. We will correct the interrupters if the tripping is due to a defect in installation or faulty hardware.	A tripped ground fault interrupter usually indicates an overloaded circuit or the connected appliance contains a faulty ground.
		<b>b.</b> Electrical wiring does not carry its designed load for normal residential use	We will repair any wiring that does not conform with local electrical requirements. We are responsible for original installation only. We are not responsible for problems caused by conditions beyond our control.	

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<p><b>J. Electrical System</b></p>	<p><b>3. Service and distribution</b></p>	<p><b>c.</b> Arc Fault interrupters frequently trip (these are safety devices that are installed into the electrical system to protect from fires caused by arcing electricity)</p>	<p>Arc fault interrupters are sensitive and can be easily tripped. Normally, this is not indicative of a construction defect. They are installed in the breaker panel, and they control all the outlets in all bedrooms. We will install arc fault interrupters to meet the local electrical requirements. We will correct the interrupters if the tripping is due to a defect in installation or faulty hardware.</p>	<p>A tripped arc fault interrupter usually indicates an overloaded circuit or an appliance has a faulty ground.</p>
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