

## 10 MOST COMMON ITEMS NOT COVERED UNDER YOUR WARRANTY



1. Paint touch-ups are considered Homeowner maintenance. A touch-up kit is provided to you for this purpose



6. Noise can be transferred between floors. This is typical of two-story homes.



2. Hairline cracks in the mortar of new construction are expected and are not considered a defect



7. Care must be taken to avoid damage to tile and hardwood floors. Furniture and High heels can cause dents, tears and scratches



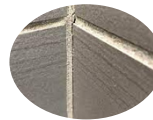
3. All caulking must be maintained by homeowner. Caulking prevents moisture and air infiltration and should be checked semi-annually.



8. Mahogany front doors are subject to sunlight and outdoor elements. Proper maintenance is required and is considered Homeowner maintenance.



4. Hairline cracks in concrete drives, sidewalks and patios can be expected and are not considered a defect



9. Small cracks in grout can be expected. This can be remedied with caulk and is considered Homeowners maintenance



5. Small cracks in the sheetrock are a natural occurrence when a home's moisture stabilizes. Homeowner applied caulk or spackle will correct these small cracks.



10. Your homesite has positive drainage. Water from your site is directed to swales that convey collected water offsite. It is not uncommon for swales to remain damp or soft due to continuous irrigation of the landscape. It is the Homeowner's responsibility to maintain drainage. Use caution when adding pools or landscape that may change the established drainage pattern.

# WE ARE BUILDING YOUR CHARACTER. CHARM. LIVABILITY BUILT-IN HOMEOWNER ORIENTATION

## THE TRICOAST WAY!

### Introduction;

**Welcome & Congratulations!** Our guide to establishing clear communication, setting the right expectations, and helping you understand our home building process.

### What to Expect?

- 1. Present your new home!** Review your homeowner's orientation forms.
  - a. Note items for repair or adjustment.
- 2. Review, care, homeowner maintenance and operation.**
  - a. Tips, notes and cautions
- 3. Warranty Process**
  - a. 2 Year Workmanship
  - b. 10 Year Structural

  
Design Center  
Selections &  
Plan Reviews

  
Pre-Construction  
Meeting


  
Weekly  
Communication

  
Pre-Drywall  
Review

  
Quality Assurance  
Inspection


  
Homeowner  
Orientation

## Our Commitment to Quality

  
Homeowner  
Surveys

  
10-Year  
Transferable  
Structural  
Warranty

  
2-Year  
Workmanship  
Warranty

  
Final List  
Walk-through