

10 COMMON ITEMS NOT COVERED UNDER WARRANTY

1. Caulking

Over time, caulking will begin to shrink. This is normal and should be expected. We recommend inspecting your home on an annual basis and replacing or re-caulking areas in need. High quality caulk can be found at most home improvement stores.

2. Countertops

Granite is a natural material and imperfections such as fissures, mica inclusions, and small cracks should be expected- after all, it is the uniqueness of imperfections that makes granite beautiful.

3. Drywall and Paint

As a courtesy, we will return one time in the first year to seal settling cracks. Generally, we recommend waiting until the home experiences all four seasons before requesting these services. We will paint the repaired areas only if it is the original paint. Unfortunately, we cannot repaint areas that have customized paint or sheens.

4. Landscaping

Landscaped areas which include, but are not limited to, sod, trees and shrubs, will need your care once you have moved into your home. All landscaping, including installed trees, are covered for 30 days after closing. It is very important to water and treat your landscaping especially within the first 6 months in order for it to flourish in future years. Existing trees are not covered under any warranty.

During winter months, it is common for sod and certain trees to be dormant (brown) during installation. With proper care, they will become active in the spring.

5. Drainage

It is important to ensure that the established drainage of your property is maintained after move-in. Use caution when adding landscaping, fences, or pools that may alter the established drainage pattern.

6. Noise

It is impossible to guarantee a noise-free floor and some noises are to be expected. This is especially relevant to second levels of homes.

7. Floors

To avoid damage to vinyl, laminate, hardwoods, and ceramic tile flooring, be aware that dents, tears, and scratches can be caused by furniture and high heels.

8. Masonry

Stone and brick are composed of natural materials and can vary in color and imperfection. Mortar joints, hairline cracks, and efflorescence in stone and brick are not covered.

9. Concrete

Concrete will crack! In the first year, concrete will only be repaired or replaced if the crack exceeds 1/4" in width or displacement. When installing patios, sidewalks, and garage floors, we try our best to control where the concrete will crack by installing control joints.

10. Fences

Workmanship, board warpage, and gate operation are covered by 90 days after closing. Wood materials do shrink and change color. We recommend staining or sealing your new fence to extend the life of its appearance.