



**The Warranty Period begins on date of acceptance of unit and ends one year from that date.**

ADDENDUM # 1

CAROCON CORPORATION'S  
WARRANTY AND ACCEPTANCE PROCEDURES

TABLE OF CONTENTS

Purpose	Page 2
Definitions	Page 2
Express Limited Warranty	Page 3
Non-Warranty Items	Page 3
Homeowners Maintenance Responsibilities	Page 4
Construction Quality Standards	Page 7

# CAROCON

## PURPOSE:

The purpose of this manual is to define Carocon Corporation's responsibility for warranty of condominiums, townhomes or homes constructed by Carocon

## DEFINITIONS:

**Condominium** – A legal system by which individual units of real property, such as apartments, stores or offices, may be owned separately. Each unit owner obtains all the rights incidental to ownership of real property, and share with the other owners rights to the common areas in the building, facilities, or land of the condominium.

**Contractor** – Carocon Corporation as the licensed general contractor pledged to the owner to perform the work of construction in accordance with the contract documents

**Defect** – a failure to meet the Construction Quality Standards for workmanship and systems as set forth in this manual.

**Owner** – the owner of the project, that is also party to the owner-contractor and owner-designer agreements.

**Effective Date of Warranty** means the date the unit is ready for the purpose for which it was constructed in accordance with the contract. The warranty period begins on the date of acceptance and continues for one calendar year from that date.

**Home** means the dwelling covered by this warranty, and does not include subsequent additions, modifications or attachments not provided at the time of construction by Carocon Corporation.

**Homeowner's Association** means the entity that governs and controls the operation, maintenance, obligation and rules for the development of which the home is a part. It operates under a set of bylaws and a charter.

**Structural Defect** means any physical damage or defect in the load bearing elements of your home affecting the performance of intended function to the extent that your home becomes unsafe, unsanitary or otherwise unfit for habitation. The designated load bearing elements that are covered under the structural defects portion of this warranty is: foundation systems and footings, beams, girders, lintels, columns supporting load, load bearing walls and partitions, roof framing systems, floor systems. Examples of elements not covered by the Structural Defects portion of this warranty are: non-loading bearing partitions and wall, wall tile or paper, drywall, flooring and flooring material, brick or stone veneer, stucco, exterior siding, roof shingles, tiles, sheathing and tar paper, heating and cooling, plumbing, electrical and mechanical systems, doors, trim, cabinets, hardware, insulation, paint, stain, basement and other interior flooring, ground supported concrete slabs.

**Townhomes, Townhouse or Towne** means a legal estate in real property that includes full ownership of an attached dwelling unit and the platted lot on which it is located.

**Buyer** means the person(s) to whom the owner transfers title of the condominium or townhome.

**Critical** means a warranty issue that needs to be addressed immediately. These calls would be defined as flooding/plumbing leaks, sprinkler heads going off, life safety system failure and any other incident that is devastating in nature. These issues need to be reported upon discovery to Amanda Dittloff at Carocon IN WRITING via email at [amandad@carocon.com](mailto:amandad@carocon.com) or via fax at 704-525-1410 or via website at [www.carocon.com](http://www.carocon.com). In addition to requests in writing, verbal notification can be given via phone at 704-525-1410. The After-hours warranty reporting line is 704-309-5043.

**Urgent** means a warranty issue that needs to be addressed within 24 hours from time of call. These calls would be HVAC failure, no hot water, minor plumbing leaks that are not damaging and other similar warranty calls. These issues need to be reported upon discovery to Amanda Dittloff at Carocon IN WRITING via email at [amandad@carocon.com](mailto:amandad@carocon.com) or via fax at 704-525-1410 or via



website at [www.carocon.com](http://www.carocon.com). In addition to requests in writing, verbal notification can be given via phone at 704-525-1410. The After-hours warranty reporting line is 704-309-5043.

**Non-Urgent** means a warranty issue that needs to be addressed within 72 hours from time of call. These items would be minor warranty items that pose no threat of damage or serious inconvenience. These items need to be reported upon discovery to Amanda Dittloff at Carocon IN WRITING via email at [amandad@carocon.com](mailto:amandad@carocon.com) or via fax at 704-525-1410 or via website at [www.carocon.com](http://www.carocon.com). In addition to requests in writing, verbal notification can be given via phone at 704-525-1410. The After-hours warranty reporting line is 704-309-5043.

**EXPRESS LIMITED WARRANTY:**

This unit will be free from defects in materials and workmanship as set forth in the Construction Quality Standards section of this manual, for a period of one year from the Effective Date of Warranty.

If a unit is occupied prior to inspection, then the unit is considered accepted and the warranty begins on the day of occupancy.

The warranty is to be administered by the Owner. All service requests are to be reported directly to the Owner.

In the case of mechanical warranties, the Owner will be supplied with a list of phone numbers for electrical, plumbing and heating/air conditioning subcontractors. In the event there is a warranty need for these systems, the Owner should contact the appropriate subcontractor to schedule the service.

For emergencies, please call the Owner or appropriate plumbing, electrical or heating/air conditioning subcontractor for your development. An emergency is defined as anything that threatens immediate damage to your home, i.e. water pipes with flooding water; anything that prevents the use of the home, i.e. extreme flooding of the home; or no heat in inclement weather. Lack of air conditioning does not qualify as an emergency.

**NON WARRANTY ITEMS:**

1. Damage to real property which is not part of your home
2. Bodily or personal injury of any kind, damages to personal property or damage to property of others.
3. Any loss or damage you have not taken appropriate action to minimize or mitigate in a timely manner.
4. Any defect in material or work supplied by anyone other than Carocon as original materials, equipment and workmanship
5. Any and all consequential loss or damages
6. Any loss or damage not caused by a defect or deficiency in the construction of the unit by Carocon or their respective employees, agents or subcontractors.
7. Defects in any property that was not included in the original unit delivered to the developer.
8. Any manufactured item covered by the warranties of the manufacturer.
9. Any damage caused or made worse by negligence, improper maintenance or operation by anyone other than Carocon or their employees, agents and subcontractors.
10. Failure to give prompt and proper notice to Carocon of any defects.
11. Changes in the grading of ground which do not conform to accepted grading practices, including modification of the original grade.
12. Acts of God, riot, vandalism, hurricane, tornado, or other storm, fire, drought, smoke, hail, lightning, falling trees or other objects, aircraft, vehicles, flood, earthquakes, or other external cause.
13. Any damage caused by your or your Homeowners Association's failure to perform routine maintenance.
14. Any loss, damage or expense caused by any peril or occurrence for which compensation is provided by state legislation or public funds.

# **CAROCON**

## NON WARRANTY ITEMS: Cont'd

15. Any damage by insects (including termites and other wood destroying insects) microorganisms, vermin, rodents, wild or domestic animals or birds.
16. Any loss or damage that arises while your Home is being used for nonresidential purposes.
17. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to relocation during repair or any other costs due to loss of use, inconvenience or annoyance.
18. Normal wear and tear, including but not limited to: finish on metal hardware, countertop finish, marble, tubs and sink chips scratches and dents, carpet stains and cuts, hardwood floor scratches and finish, vinyl flooring cuts and finish, cabinets scratches, chips and finish, glass and mirror breakage, scratches and chips, painted areas damaged and needing touch up.
19. Quality and portability of water
20. Quality of air
21. Sound transmission from outside or between rooms, units or floor levels
22. Market value of the home
23. Exact matching of color of original finishes in the event or repair required under a warrantable claim.
24. Defects in materials and workmanship that are not in violation of the Construction Quality Standards as set forth in this manual, or if not specifically addressed in the Construction Quality Standards, that are not in violation of typical residential construction industry practices.
25. Loss or damage to finished or improvements installed by Owner. Warrantor will not be responsible for restoring or replacing owner installed finishes or improvements, which may be damaged in the process of warranty repairs on original materials, equipment and workmanship.

## DISCLAIMER AND WAIVER AS TO MOLD, AIRBORNE MICROORGANISMS AND SIMILAR AGENTS

Whether or not you as a homeowner experience mold growth depends largely on how you manage and maintain your home. The Developer and General Contractor make no warranty, representation or guarantee, whether express or implied, that mold, airborne microorganisms or similar agents will not develop on or within your home. Any such waivers, representations and guarantees are expressly disclaimed. Any obligation that the Developer or General Contractor has to repair defects in construction does not include mold or similar agents and the Developer and General Contractor will not be responsible for any damage caused by mold, by some other similar agent, by airborne microorganisms or by the quality of air that may be associated with defects in construction. As such, the Buyer acknowledges and hereby agrees that the Developer and General Contractor are not liable in any way for any claims, damages, third-party claims, losses, expenses, personal injury, loss of income, emotional distress, loss of use, loss of value, costs, property damage, bodily injury, sickness, adverse health effects, disease or death, arising out of or relating in any way to molds, airborne microorganisms, other similar agents or the poor quality of air that may develop within your home. Further, all inspections and the costs and payment for remediation associated with any mold, airborne microorganisms, similar agents, or air quality is the responsibility of the Buyer. Any express or implied warranties, including an implied warranty of workmanlike construction, an implied warranty of habitability, an implied warranty of merchantability, or an implied warranty of fitness for a particular purpose is hereby waived and disclaimed as they relate to mold, airborne organisms or similar agents. Buyer hereby acknowledges receipt of adequate and sufficient consideration in exchange for this disclaimer and waiver.

## HOMEOWNERS / MANAGEMENT MAINTENANCE RESPONSIBILITIES:

You are responsible for caring for and maintaining your Home in a manner that will prevent and minimize damage to it, and to pay your own expenses for doing so. The following guidelines give a partial list of the activities normally required to maintain a residential property. All warranty / repair items **MUST** be reported immediately upon recognition to Carocon via the methods mentioned above. Failure to report items in a timely manner may result in repair costs for the Homeowner / Management.

# CAROCON

## HOMEOWNERS MAINTENANCE RESPONSIBILITIES CONTINUED:

### APPLIANCES

You have been provided with a manufacturer's warranty and operation instructions for each appliance in your home. Please read each one carefully and follow the maintenance procedures outlined by the manufacturer.

### FURNACE

Clean the furnace filters monthly. Follow the manufacturer's instructions for service and operation.

### WATER HEATER

Flush annually in accordance with manufacturer's instructions. Follow the manufacturer's instruction for service and operation

### EXTERIOR HOSE BIBS

Frost proof hose bibs; hose bibs must be free to drain in freezing weather. Do not connect a hose to any hose bib in freezing weather. It is important to winterize, in early fall, before the first frost. Hose bibs at roof terraces are at risk to freezing if outdoor temperatures drop below normal and heat is not maintained in the unit. Carocon will not warrant any damage to the unit because of leaks due to freezing.

### WINDOWS AND PATIO DOORS

Keep tracks free and clean of debris. This will enable the roller to move freely and operate properly. Lubricating the roller and other moving parts with a silicone lubricant will also help to keep these items operating properly.

### DRIVEWAYS AND WALKS

The Contractor does not warrant against damage to walks and driveways from oil, gas, salt, de-icers, or from vehicles or equipment, such as moving vans, concrete trucks and heavy equipment. These foreign matters will cause spalling and chipping of the concrete surface to occur.

### EXTERIOR

All exterior caulking should be inspected and maintained as necessary, each spring and fall. Caulk should, in most cases, be paintable latex or other recommended caulk versus unpaintable silicone caulk. Flashing, waterproofing and special applications may require other kinds of caulks or sealant.

### BATHROOM CAULKING

Caulking around tubs and showers may crack due to normal lumber shrinkage or settlement. Regrouting and recaulking is the homeowner's responsibility. Silicone caulking should NOT be used. We recommend that "DAP" tub and tile caulk be used on bathrooms (obtainable at local hardware store).

### ROOFTOP TERRACES

The roof terrace/patio is constructed of an exterior concrete with Sonoshield by Sonneborn waterproofing. The waterproof is surface applied. If any cracking, tearing or penetration of the surface waterproofing occurs the waterproof membrane will be comprised and will result in possible water moisture intrusion.

### HARDWOOD FLOORS

Homeowners should periodically check hardwood in areas of bathroom, under dishwasher, refrigerator, kitchen cabinets and sinks. Use only recommended floor care as prescribed by the National Hardwood Floor Association (see [www.woodfloors.org](http://www.woodfloors.org)). Carocon will not warranty scratches in the finish or water damage. Please note that any water or liquid that is spilled on a hardwood surface must be cleaned up immediately or could lead to damage.

# CAROCON

## HOMEOWNERS MAINTENANCE RESPONSIBILITIES CONTINUED:

### VACANT UNITS

It is the responsibility of the Homeowner or Management Team to inspect all vacant units at least bi-weekly. All water connections must be run and inspected (sinks, tubs, showers, washer, dishwasher, etc) All connections must be tested and run under direct supervision. All other mechanical equipment should be tested / run at this time as well. Water connection areas should be inspected for leaks, loose components and any cracking / settlement. All other areas of the home must also be inspected to ensure that there are no settlement issues or other warranty items. Any items found must be reported immediately to Carocon in writing.

### OTHER ITEMS OF HOMEOWNER MAINTENANCE:

Replace faucet washers, if necessary  
Resetting circuit breakers  
Replacement of light bulbs  
Replacement of weather-stripping, maintenance  
Kitchen and bathroom caulking and re-grouting  
Clogged toilets and drains  
Motor lubrication per manufacturer recommendations  
Condensation and icing during cold periods  
Clearing disposal jam from misuse  
Replacement of microwave/hood vent charcoal filters  
Treatment of wood decks and fences  
Replacement of smoke detector batteries  
Replacement of furnace filters  
Inspecting and resetting GFI outlets  
Inspecting roof terraces for cracks and wearing of waterproof finish.  
Caulking and grout maintenance / touch-ups  
Weekly inspection of all water connections (baths, sinks, showers, laundry, etc.) for leaks or issues.  
\* Weekly inspection of unoccupied homes / units. This includes but is not limited to: checking all water connections for leaks or issues, lubricating sewer traps with water (running water in sinks etc.) regulating temperature to inhibit pipe freezing and bursting, checking for any water intrusion.

### HOMEOWNERS ASSOCIATION MAINTENANCE RESPONSIBILITIES:

Budgeting, financial control and reporting  
Cleaning out of gutters, drains and downspouts and associated maintenance  
Establish capital reserve  
Exterior building maintenance including painting, caulking, roofing, etc. (Caulking should be checked annually and re-done at least bi-annually building-wide. It may be necessary to re-do caulking and sealant more often, depending on conditions observed during inspection)  
Landscape and irrigation maintenance  
Grounds / grading maintenance  
Maintenance of amenities  
Repair of erosion of landscaping from downspouts  
Streetlights and area lighting  
Trash collection (if centralized)  
Interior building maintenance in common or shared areas (caulking, paint touch-ups, cleaning, etc.)  
Roof inspection and maintenance should be done at least annually  
Scheduling of any required inspections and compliance with all laws, rules, regulations and codes (fire inspection, etc.)

# CAROCON

Yearly inspection and maintenance of all major mechanical systems (HVAC, plumbing, electrical, fire, etc.) after warranty expiration

## SUMMARY OF NON-WARRANTABLE ITEMS

This is a partial list of non-warrantable items that we direct you to inspect during your owner's walk. If these items are not documented as defective or unsatisfactory during your walk-through, the Developer, General Contractor or their employees and agents can not be held responsible.

Appliances - scratching and dents

Brass Hardware - cabinet pulls, kickplates, faucets, doorknobs, finishes on light fixtures

Cabinets - scratches, chips and finish

## SUMMARY OF NON-WARRANTABLE ITEMS CONTINUED

Carpets - stains and cuts

Countertops - chips, cuts and scratches

Glass and Mirrors - breakage, cracks and scratches

Hardwood Floors - scratch and damage to finish

Interiors - nail setting and filling, grain, surface checks, splits and marks

Marble, Bathtubs and Sinks - chips, scratches, and dents

Paint touch-ups - Any paint touch-up item must be addressed on your on your homeowner walk.

Plumbing Fixtures - cracked, chipped and scratched

Vinyl - cuts and finish

Windows - broken window glass or scratches

Carocon does not warrant any plantings, trees, shrubs or landscaping, whether planted by us or pre-existing to the development before construction.

A concern with any of the above items must be addressed and noted on the final punch list **prior** to closing.

## REPORTING A WARRANTY CLAIM

Prior to reporting a warranty claim, please read through this Warranty Manual to make sure that the issue is in fact warranty and covered. Once a problem has been identified as warranty, please report the issue to Carocon. Issues **MUST** be reported IN WRITING. Items can be reported via e-mail at [amandad@carocon.com](mailto:amandad@carocon.com), via fax at (704) 525-1461 or via website at [www.carocon.com](http://www.carocon.com). In addition to notification in writing, verbal notification can be given at 704-525-1410. Once

# CAROCON

the issue has been reported, and is covered under warranty, an appointment will be set to investigate and repair the issue. In some instances multiple appointments are necessary. It is the Homeowner's responsibility to be present or have a representative present during the duration of the appointment(s). All appointments must be made for the hours between 7:30 am and 5 pm Monday through Friday.

## CONSTRUCTION QUALITY STANDARDS

This section lists the standards that apply to your new home. Where specific standards and actions are not shown, the standard shall be accepted residential construction industry practice.

CATEGORY	ITEM	CONDITION	STANDARD	COVERAGE
APPLIANCES	All appliances	Scratches & dents  Operational problems	Warrantor will repair if on final punch list  Homeowner troubleshoot using product owners manual then call manufacturer	Punch list  Manufacturer
CABINETS	Kitchen & baths	Cabinets separate from ceilings or walls more than 1/4"  Cracks in door panels  Door warping exceeding 1/4"  Misalignment of doors or drawers causing improper operation  Variation in color, grain or texture	Warrantor will repair  Manufacturer normally will repair  Manufacturer normally will repair  Warrantor will have installer adjust  Normal for variations occur in wood as a natural material	1 year  Manufacturer - 1 year  Manufacturer - 1 year  1 year  None
CONCRETE	Slab  Stained Concrete Floor  Sidewalk, Patio or Driveway	Cracks causing damage to finish flooring  Slab cracks  Surface disintegration  Cracking	Warrantor will repair  Cracks less than 1/4" wide or 1/4" vertical displacement over a foot in length are within standard. Can be filled but will not match stain.  Normal weathering and use should not cause disintegration causing exposed aggregate	1 year  1 year  1 year  1 year

# CAROCON

	Stoop & Steps	Standing water  Stoop settles, heaves or separates more than 1" from home	Cracks less than 1/4" wide or 1/4" vertical displacement over a foot in length are within standard  Less than 1/4" depth is within standard. Minor standing water is to be expected to remain after rain  Warrantor will repair	1 year  1 year
COUNTERTOPS & VANITIES	Kitchen counters & Baths	Delamination or open seams in counter top material  Chips, dents, cracks  Visible Seams	Warrantor will repair if failure occurs under normal use  Not responsible for cracks, chips or wear and tear. Warrantor will repair if noted on final punchlist  Normal to have discernable seams in laminate or natural stone. Seams are not readily apparent on solid surface counter tops.	1 year  Punchlist  None
DOORS & LOCKS	Exterior  Interior  Garage	Failure to operate properly, binding, sticking not latching, not sealing  Failure to operate properly, binding, sticking, not latching  Failure to operate properly  Entry of water under door	Warrantor will adjust or repair  Warrantor will adjust or repair  Warrantor will adjust or repair  Warrantor will adjust or repair if needed. Some entry of water is expected in severe conditions	1 year  1 year  1 year  1 year
DRYWALL	New blemishes	Nails pops, blisters, cracks appearing in warranty period and visible from a distance of 6' or greater in normal lighting conditions	Warrantor will repair only if excessive & on a one time basis only during the first year.	1 year
ELECTRICAL	Breakers  Outlets,	Excessive tripping of breaker(s)  Malfunction	Warrantor will correct  Electrical subcontractor will	Electrical Sub. 1 year

# CAROCON

	switches or fixtures		correct. Homeowner responsible for contacting electrical subcontractor listed in warranty package.	Electrical Sub. 1 year
	GFCI outlets	Tripping	Homeowner responsible for not overloading circuit and for resetting GFCI's. Look for them particularly in baths and the kitchen.	None
EXTERIOR	Trim	Excessive warping, cupping, splitting or failure of wooden trim	Warrantor will repair	1 year
		Pulls away from surface	Warrantor will re-attach and caulk or seal if necessary	1 year
		Open joints exceeding 1/4"	Warrantor will correct on one time basis first year	1 year
	Siding	Siding becomes loose or detached.	Warrantor will correct	1 year
		Stucco	Siding delaminates or deteriorates	Warrantor will correct if in excess of standard. Fine cracking is normal in stucco
	Brick	Cracks in excess of 1/8"	Warrantor will correct if in excess of standard. Fine cracking is normal in masonry	1 year
		Cracks in excess of 1/8"	Warrantor will clean if excessive	1 year
			Warrantor will correct	1 year
		Efflorescence Moisture entering home through brick	Note: all above items are normal maintenance responsibilities of the Homeowners Association after the warranty period.	
	FLOORING	Carpet	Seams open	Warrantor will repair
		Stretched or buckling	Warrantor will re-stretch carpet on a one time basis in first year	1 year
		Comes loose at tack	Warrantor will repair	1 year

# CAROCON

		strip	Manufacturer's warranty may apply	Manufacturer
		Fading, staining, discoloration		Manufacturer
		Premature wear	Manufacturer's warranty may apply	None
		Color matching		
	Hardwood	Gaps between boards	Not responsible for discontinued patterns or color variations in die lot	1 year
		Loose hardwood flooring	Warrantor will repair if gaps exceed 1/8". Hardwood floors expand and contract seasonally and with changes in humidity leading to some variation in joints	1 year None
		Cupping from moisture damage	Warrantor will repair	None
	Resilient - Vinyl	Shade and color variation	Warrantor not responsible from damage to flooring beyond its control	1 year
		Loose or bubbled	Natural color variation is inherent	1 year
		Gaps in seams	Warrantor will repair	Manufacturer
		Fading or discoloration	Warrantor will repair excessive gaps in seams	None
			Manufacturer's warranty	1 year
		Indentations, scuffs, tears from normal traffic	No warranty action. Uncovered	None
	Ceramic Tile	Nail pops breaking through surface	Warrantor will repair	1 year
		Color matching	Not responsible for discontinued patterns or color variations in die lot	1 year
		Patching/repair	Warrantor's repair options may include patching in workmanlike manner	1 year
		Cracked or loose under normal use		
		Cracks in grout joints	Warrantor will repair	None
			Warrantor will repair on a one-time basis in first year.	

# CAROCON

		Color matching	Homeowner responsible for all other caulking and re-grouting as normal maintenance.  Not responsible for discontinued patterns or color variations in die lot	
FOUNDATION	Footings, Walls & Piers	Structural failure of load bearing elements	Warrantor will repair failures which meet the definition for structural failures under the Express Limited Warranty	1 year
FRAMING- Structural	Bearing walls	Structural failure of load bearing components	Warrantor will repair failures which meet the definition for structural	1 year
Framing- Nonstructural	Floor & roof framing systems-trusses and/or joists	Structural failure of components	Warrantor will repair failures which meet the definition for structural failures under the Express Limited Warranty	1 year
	Lintels, girders, columns and beams	Structural failure of components	Warrantor will repair failures which meet the definition for structural failures under the Express Limited Warranty	1 year
	Floor & roof sheathing	Swelling, delamination or detachment	Warrantor will re-attach or repair or replace as required	1 year
	Floor squeaks	Squeaks deflects, springs	Warrantor will refasten any loose areas causing loud and objectionable squeaks. A totally squeak free floor can not be guaranteed.	1 year
	Uneven wood framed floors	Ridge or depression	Warrantor will correct if ridge or depression exceeds 1/4" in 32"	1 year
	Walls or ceilings	Bowed or crowned to form unevenness	Warrantor will correct if more than 1/2" in 36" vertical or horizontal measurement	1 year
	Walls	Out of plumb	Warrantor will correct if more than 1" in 8' vertical measurement	None
	Walls	Out of square	Warrantor will correct if more than 1" in 8' vertical measurement	
				No coverage

# CAROCON

HEATING & COOLING	Heating	Inadequate	Warrantor will take corrective action, if ASHRAE standards are not met	Mechanical Sub. - 1 year
	Cooling	Inadequate	Warrantor will take corrective action, if ASHRAE standards are not met	Mechanical Sub. - 1 year
INSULATION	infiltration	Improper insulation	Installed according to applicable building codes governing at time of construction. Warrantor will install to meet these codes. Cost of destructive testing and restoration of finishes which originates at homeowner's request, and results in no insulation deficiency shall not be borne by Warrantor	1 year
INTERIOR	Finish carpentry	Separation at joints or between moldings and adjacent surface  Nail setting and filling, grain, surface checks, splits and marks	Warrantor will repair if separation occurs in warranty period and is in excess of 1/8" on a one time basis in the first year  Warrantor will repair if noted on Homeowners initial punchlist	1 year  Punchlist
LANDSCAPING	Plants, trees, and turf	Lack of watering, pruning, fertilizing, overseeding, mulch	Homeowners Association is responsible for maintenance contract during the first year after installation and thereafter	Homeowners Association
PAINT & CAULK	Exterior	Peeling, flaking, scaling	Warrantor will repair within warranty period. Thereafter responsibility of Homeowners Association as part of normal periodic maintenance	1 year  None
		Mildew or fungus	Homeowners Association maintenance responsibility	1 year
	Exterior	Separation or deterioration of caulk	Warrantor will repair within warranty period. Thereafter responsibility of Homeowners Association as part of normal periodic maintenance  Warrantor will remedy excessive fading, staining or bleed through,	1 year

# CAROCON

	Interior	Repainting to obtain optimal film build	but will not be responsible for providing the film build which comes from repainting which is required in the course of normal periodic maintenance. The application is limited to the specified number of coats under the contract for construction and Warrantor will not perform repainting outside of the warranty period.	1 year
		Interior coverage	Painted wall, ceiling, and trim surfaces should not show underlying material when viewed in normal light from 6'	None
		Separation or deterioration of caulk - Wet and dry Areas	Homeowner is responsible immediately upon occupancy for periodic caulking of wet surface interfaces including tub surrounds, shower surrounds backsplash areas, etc. Caulking of dry areas (stairwells, baseboards, etc) is Homeowner's responsibility immediately upon occupancy.	None
		Matching	If painting of limited areas is required because of other warranty work, Warrantor will attempt to match existing paint color as closely as possible, but will not be responsible for perfect match. Warrantor will not be responsible for restoring wallpaper, custom paint, or finishes done after occupancy.	
		Varnished surfaces	Warrantor does not accept responsibility for exact matching of field finished clear finished surfaces to factory finished surfaces including pre-finished flooring, cabinetry, stair parts, etc.	
PLUMBING	Fixtures	Cracked, chipped, scratched	Warrantor will repair if noted on original punchlist	Punchlist

# CAROCON

	Defective plumbing fixtures	Failure to operate properly	Warranty is through the Plumber subcontractor	Plumbing Sub. 1 year
ROOFING	Shingles or flashing	Leaking Blow off in high wind	Warrantor will make necessary repairs Not covered by warranty	1 year None
	Ice Damming	Uneven shading, fading All other shingle problems Build up of snow or ice causing leakage	Not covered by warranty Refer to manufacturer's warranty Not covered by warranty. Prevention of build up is responsibility of Homeowner's Association	None Manufacturer Homeowners Association
SHEETMETAL	Gutters and downspouts	Gutters and downspouts do not drain because of poor installation Blockage Leakage	Warrantor will insure installation to assure adequate fall Homeowners Association is responsible for cleaning periodically to insure drainage Warrantor will repair if caused by poor installation or materials	1 year Homeowner Association 1 year
SITE WORK	Driveways and sidewalks	Water standing Cracks	Warrantor will repair if standing or ponding in excess of 1" deep because of surface irregularity or settlement. Repair by surface patching Warrantor will repair if cracks are over 1/4" wide or over 1/4" vertical displacement over 1" in length	1 year 1 year
	Yard drainage	Standing water within 10' of foundation	Warrantor will regrade or fill as needed to remedy water standing in areas beyond a 24-hour period. Warrantor is not responsible for change in grade caused by homeowner's modification of grades by landscaping or other modifications.	1 year
	Excessive Settlement	Ditches, foundation backfill, other areas	Warrantor will fill affected areas on a one time basis during the warranty period for this item for settlement in excess of 6"	1 year

# CAROCON

			variation from surround finished grade.	
WATERPROOFING	Leak	Leaks in occupied space below grade	Leaks resulting in trickling or seepage of water through the floor or walls will be corrected by Warrantor unless caused by improper landscaping or grade modification caused by Homeowner or Homeowners Association or its employees, agents or contractors.	1 year
WINDOWS	Condensation	Moisture or frost	Not warranted	None
	Failure to operate correctly	Opening, closing, locking, remaining open, etc.	Warrantor will repair	1 year
	Broken glass	Broken window	Warrantor will repair if on Homeowners final punch list	Punch list
	Failed seals, weather-stripping		Warrantor will repair under manufacturer's warranty within 1 year warranty period on these items.	1 year
	All items above		After Warrantor's 1 year Express Limited Warranty expires, window Manufacturer's warranty terms govern.	Manufacturer