



10 COMMON ITEMS NOT COVERED UNDER WARRANTY.

1. **NUMBER ONE:**
Paint touch-ups are considered Homeowner maintenance. A touch-up kit is provided to homebuyers in their welcome home kit.
2. **NUMBER TWO:**
Hairline cracks in the mortar of new construction can be expected and therefore not considered a workmanship defect.
3. **NUMBER THREE:**
Cracks in grout can be expected. Cracks can be repaired by caulk and is considered Homeowner maintenance.
4. **NUMBER FOUR:**
Small cracks in sheetrock can be natural occurrences when the moisture of the new home stabilizes. Caulk or spackle will correct these small cracks and are considered Homeowner maintenance.
5. **NUMBER FIVE:**
Homeowners are expected to provide preventative care to the tile, carpet, and hardwood floors. Shoes and furniture are known to cause dents, scratches, and tears.
6. **NUMBER SIX:**
Hairline cracks in concrete sidewalks, drives, garages, and patios can be expected and are not considered a defect.
7. **NUMBER SEVEN:**
Maintaining the homes caulking is the responsibility of the Homeowner. Caulking prevents moisture-related issues. We recommended caulking to be checked Semi-annually.
8. **NUMBER EIGHT:**
It is a natural occurrence for exterior wood doors to be subject to sunlight and outdoor elements. Proper maintenance is considered Homeowner maintenance.
9. **NUMBER NINE:**
Noise can transfer between floors, this is normal in homes with more than one story.
10. **NUMBER TEN:**
It is not unusual for swales to remain damp during seasons of continuous irrigation. It is the homeowner's responsibility to maintain their homes' water drainage. We advise homeowners to use caution when adding pools or landscape that may change the established drainage pattern.

If you would like to make a warranty request and the request does not involve any of the following items listed please email: Dru@altatownhomes.com

