

1 Year Limited Warranty

Lakewood Homes

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WARRANTY GENERAL PROVISIONS

The Homeowners Warranty relates to elements of each individual home. Under each item is a "Warranty Criteria" paragraph, describing the terms of our warranty, if any, on that term.

The warranties are made by us to you, concerning certain components of your home and are referred to, in your purchase agreement and in this document, as "your unit", "the Home" or "your Home".

We warrant that, in the event of a defect covered by this warranty, we will repair or replace the effective item as soon as possible after you report the defect. (The time within which such action can be taken may be affected by factors such as weather, material shortages, and labor stoppages.) However, we are not obligated to spend any more than the purchase price of the home.

We warrant to you those components of your home indicated by the express statements set out in the paragraphs of this document. IN EACH CASE THE WARRANTIES WE MAKE ARE SUBJECT TO THE LIMITATIONS SPECIFIED IN EACH PARAGRAPH LABELED "LAKEWOOD RESPONSIBILITY" AND FURTHER SUBJECT TO THE FOLLOWING GENERAL LIMITATIONS AND EXCLUSIONS.

TAKEN TOGETHER, THESE PROVISIONS CONSTITUTE THE ENTIRE WARRANTY, AND THE ONLY WARRANTY THAT WE MAKE ON YOUR HOME OR UNIT. OTHER THAN THESE EXPRESS STATEMENTS, WE MAKE NO ADDITIONAL WARRANTY, REPRESENTATION OR UNDERTAKING OF ANY KIND (EITHER EXPRESS OR IMPLIED, ORAL OR WRITTEN), NOR IS ANY PERSON (FOR EXAMPLE, ANY EMPLOYEE, SALESPERSON, AGENT, BROKER, OR OTHER REPRESENTATION) AUTHORIZED TO DO SO ON OUR BEHALF.

This warranty does NOT cover any consumer products which may be furnished with your home or unit (such as, but not limited to, any refrigerator, freezer, trash compactor, range, oven hood, clothes washer, clothes dryer, ice maker, central vacuum system, intercom, water softener, burglar alarm, fire extinguisher, fire alarm, smoke detector, fire detector, garage door opener, gas meter, electric meter, water meter, electronic air cleaner, humidifier, furnace, air conditioner, paddle fan, whirlpool bath, water heater and any other items construed to be consumer products under applicable federal law). WE MAKE NO WARRANTY ON ANY SUCH CONSUMER PRODUCT, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS. WE DO NOT ADOPT ANY WARRANTY OF ANY CONSUMER PRODUCTS BY ANY CONSUMER PRODUCTS BY ANY MANUFACTURER, INSTALLER AND/OR OTHER SUPPLIER THEREOF.

Manufacturer warranty and maintenance information will be given to you at the time of your review walk-thru.

WE DO NOT ASSUME RESPONSIBILITY FOR ANY INCIDENTAL, SECONDARY OR CONSEQUENTIAL DAMAGES (OTHER THAN FOR PERSONAL INJURY) ARISING FROM, RELATING TO OR CAUSED BY ANY DEFECT IN YOUR HOME OR UNIT FOR THE BUILDING IN WHICH YOUR HOME OR UNIT IS CONTAINED OR ANY COMPONENT THEREOF, OR ANY DEFECT IN ANY CONSUMER PRODUCT FURNISHED THEREWITH, REGARDLESS OF WHETHER THE DEFECT IS COVERED BY THIS WARRANTY. (For example, if your sink overflows due to a condition covered by the warranty, we cannot accept responsibility for repairing or replacing any of your property that might be damaged by the water.)

Some states do not allow the disclaimer of implied warranties or the exclusion or limitation of incidental or consequential damages, so the above disclaimer, limitations or exclusions may not apply to you.

THE WARRANTIES DESCRIBED IN THE "WARRANTY CRITERIA" PARAGRAPHS OF THIS DOCUMENT ARE MADE BY US IN LIEU OF ALL OTHER WARRANTIES, STATUTORY OR OTHERWISE, ON THE HOME OR UNIT, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ALL OTHER REPRESENTATIONS MADE BY US AND ALL OTHER OBLIGATIONS OR LIABILITIES WITH RESPECT TO YOUR HOME OR UNIT COVERED BY THIS WARRANTY. ALL IMPLIED WARRANTY OF MERCHANTABILITY, HABITABILITY, QUALITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED FROM THIS WARRANTY.

This warranty does NOT cover any part of your home, unit or the building in which your unit is contained, other than the components which are specifically described in the warranty paragraphs of this document. We assume no obligation for the maintenance of your home, unit or the building in which your unit is contained or any part of either.

This warranty does NOT apply to ordinary wear and tear on your home, unit or in the building in which your unit is contained, to ordinary wear on any component of your home, unit or the building in which your unit is contained, or to any defect arising from improper or negligent use or maintenance of your home, or the building in which your unit is contained, or of any component thereof, or to any defect arising from any other act or circumstance beyond our control.

This warranty does NOT cover any person or entity other than the original purchaser of the unit. This warranty does NOT cover any subsequent owner of the unit or of any interest in the unit. This warranty is not transferable.

SITE WORK

Site Grading

Homeowner Concern

Ground settlement at foundations, trenches, or other areas.

Standard

Settling of ground around foundations, trenches, or other filled areas shall not impeded water drainage away from the home.

Lakewood Responsibility

Lakewood Homes shall fill settled areas that affect proper drainage only. Such corrections shall be completed one time only during the warranty period. It is the homeowner's responsibility to remove and replace shrubs or landscaping affected by repairs. Sod/seed will be replaced by Lakewood Homes.

Homeowner Responsibility

It is a homeowner responsibility to maintain the grade around the home as minor settling may occur within the warranty period.

Site Drainage

Improper drainage of home site

The necessary grades and swales have been established by Lakewood Homes to ensure proper drainage away from the home. Standing or ponding water shall not remain for extended period in any area after a normal rain (generally no more than 24 hours). Swales which drain other areas, or regions where sump pumps discharge may have standing or ponding water for longer periods (generally no more than 48 hours). The possibility of standing water after an unusually heavy rainfall should be anticipated. Grading determinations will not be made while there is frost or snow on the ground, or while the ground is saturated.

Lakewood Homes is responsible only for initially establishing the proper grades and swales. It is a homeowner requirement to maintain grades and swales once they have been established. Lakewood Homes will not be responsible for grades or swales that have been altered in any manner.

Maintain swales and grades that have been established.

CONCRETE

Expansion and Contraction of Joints

Separation or movement of concrete slabs within the structure at expansion and control joints.

Concrete slabs in and around your home are designed to move at expansion and control joints.

None.

Homeowner Concern

Standard

Lakewood Responsibility

Homeowner Responsibility

Concrete Foundation and Interior Flatwork

Foundation uneven or out of square.

Foundation variances should not exceed 1/2" out of level in 20'. Foundation walls should not be more than 1" out of level over the entire surface.

Lakewood Homes will correct foundation areas that exceed the warranty criteria.

Concrete wall cracks appear.

Shrinkage cracks are not unusual in concrete foundation walls. Cracks greater than 1/8" will be repaired.

Lakewood Homes will repair cracks in excess of 1/8" in width. However, the repair may not match in color. Lakewood Homes will also repair any crack where water penetration is evident.

Concrete floor cracks appear.

Minor cracking in basement floors is not unusual and considered a normal occurrence. Cracks exceeding 3/16" in width or 1/8" in vertical displacement shall be repaired.

Lakewood Homes will repair cracks exceeding our warranty criteria by surface patching or other methods as required. Repairs may not match in color.

Cracks in the slab-on-grade floors with finished flooring installed.

Cracks which rupture the finished flooring material shall be repaired.

Lakewood Homes will repair cracks, as necessary, so as not to be readily apparent when the finished flooring material is in place. Effected finished flooring will be repaired.

Dampness is present on basement walls or floors.

Dampness caused by wicking through the basement walls or floors and condensation of water vapor onto cool walls and floors.

None.

Adjust interior moisture levels in accordance with the outside temperature.

Leaks in basement.

Leaks resulting in actual trickling of water shall be repaired. Leaks caused by improper landscaping or failure to maintain proper grades, are not covered by this Limited Warranty. Dampness of the walls and floors may occur in new construction and is not considered a deficiency.

Lakewood Homes will take such action as necessary to correct basement leaks except where the cause is determined to result from the Homeowners action or negligence.

Uneven concrete floor/slabs in living area.

Except for basement and garage floors or where a floor has been designed for specific drainage purpose, such as at the basement floor drain, concrete floors in the living areas shall not have pits, depressions or areas of unevenness exceeding 1/4" over 32" inches in any direction.

Lakewood Homes will repair floor slabs that exceed the warranty criteria.

Homeowner Concern

Standard

Lakewood Responsibility

Homeowner Responsibility

Exterior Work

Cracking of sidewalks and patios.

Cracking of exterior concrete on sidewalks and patios is a normal occurrence. Cracks exceeding ¼” in width or ¼” in vertical displacement will be considered excessive. Color match of the repaired area cannot be guaranteed.

Lakewood Homes will repair flatwork that exceeds the warranty criteria.

Pitting, scaling or spalling of concrete flatwork.

Concrete shall not deteriorate to the extent that the stone aggregate is exposed or loosened.

Lakewood Homes will review any excessive pitting, scaling, or spalling. Lakewood Homes is not responsible for deterioration caused by salt, chemicals, mechanical implements, freeze thaw cycles, or other factors beyond our control.

Settling, heaving, or separating of stoops, steps or garage floors and patios.

Stoops, steps, and garage floors shall not settle, heave, or separate in excess of 1” from their original position.

Lakewood Homes will take corrective action as required to meet the warranty criteria. Repairs may not match in color.

Standing water on stoops.

Water shall drain off stoops and steps. The possibility of minor water standing on stoops for a short period after normal rainfall can be anticipated.

Lakewood Homes shall take corrective action to ensure proper drainage of steps and stoops. Repairs may not match in color.

**Masonry
Interior and Exterior Masonry**

Cracks in masonry walls or veneer.

Hairline cracks due to shrinkage are common in mortar joints in masonry construction. Cracks greater than 1/8” in width are considered excessive.

Lakewood Homes will repair cracks that exceed the warranty criteria by tuck pointing or patching. These repairs shall be made one time only during the warranty period. Color variation between old and new mortar may occur.

Homeowner Concern

Chimney separation from structure to which it is attached.

Standard

Newly built fireplace chases will often incur slight amounts of separations. Separation shall not exceed 1/2" from the main structure in any 10' vertical measurement.

Lakewood Responsibility

Lakewood Homes will correct chimney chases that exceed the warranty criteria.

Homeowner Responsibility**CARPENTRY****Rough Carpentry**

Subfloor appears out of level.

Flooring systems variances should not exceed 1/2" out of level in 20'. The entire deck should not be out of level more than 1" over the entire surface and vary more than 1/2" out of square when measured along the diagonal of a 6' x 8' x 10' triangle at any corner.

Lakewood Homes will correct subflooring that exceeds the warranty criteria.

Floors squeak or subfloor appears loose.

Floor squeaks and loose subflooring in a newly constructed home are often temporary conditions, and a squeak proof floor cannot be guaranteed.

Lakewood Homes will investigate requests regarding this item, but will correct only if the squeaks are the result of an underlying construction defect.

Uneven subflooring

Floors shall not have more than 1/4" ridge or depression within any 32" measurement.

Lakewood Homes will correct subflooring that exceeds the warranty criteria.

Interior or exterior walls are out of square.

Interior and exterior shall not vary more than 1/2" out of square when measured along the diagonal of a 6' x 8' x 10' triangle at any location.

Lakewood Homes will correct walls that exceed the warranty criteria.

Bowed walls.

All interior and exterior walls have slight variances on their finished surfaces. Walls will not be bowed more than 1/4" out of line within any 32" horizontal or vertical measurement.

Lakewood Homes will correct out of plumb walls that exceed the warranty criteria.

Roof shows ridges or depressions.

Roof sheathing shall not ridge or depress more than 1/2" in 24".

Lakewood Homes will correct any roof sheathing that exceeds the warranty criteria.

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
<i>Roof ridge appears to be uneven.</i>	Ridges should not vary more than ½” out of level over its entire length.	Lakewood Homes will correct roof sheathing that exceeds the warranty criteria.	
Finish Carpentry (Interior)			
<i>Workmanship of interior trim.</i>	Gaps in moldings or gaps between moldings and adjacent surfaces will not exceed 1/16” in width.	Lakewood Homes will correct gaps that exceed the warranty criteria, caulking or putty may be acceptable. This item will be repaired one time only during the warranty period.	
Finish Carpentry (Exterior)			
<i>Large gaps are present in exterior trim.</i>	Exterior trim shall be securely fastened. Joints between trim sections shall be appropriately gapped and gaps filled with caulk.	Lakewood Homes will replace or correct exterior trim that exceeds the warranty criteria.	Check exterior trim for cracking/shrinkage and re-caulk as necessary.
<i>Workmanship of exterior trim.</i>	Gaps between exterior trim elements, including siding and masonry, shall not result in gaps in excess of ¼”. Lakewood Homes will caulk these areas initially, but they are subject to separation. In all cases the exterior trim, masonry and siding shall be capable of performing its function to exclude the elements. It is a homeowner responsibility to maintain the exterior caulk as seasonal variations will cause the caulk to shrink.	Lakewood Homes will repair gaps that allow water penetration or exceed the warranty criteria.	Maintain exterior caulk.
<i>Caulking and paint failures.</i>			
<i>Exterior trim boards twist, cup or split.</i>	Caulk, cracking, paint peeling.	Lakewood Homes fixes effected area, one time only.	Homeowner shall inspect and repair and replace if required.
	Exterior trim boards should not be installed twisted in excess of ¼” in 8’, cupped more than 3/16” in 5 ½”, or split more than 1/8” in width at any point.	Lakewood Homes will replace trim boards that exceed the warranty criteria and paint/stain the replacement material as required.	

Homeowner Concern**Standard****Lakewood Responsibility****Homeowner Responsibility**

Wood post splits, twists, bows or cups.

Splitting, twisting, bowing or cupping is a natural characteristic of wood as it dries out when exposed to the outdoors. Splits will not exceed ¼” in width; bows and twists will not exceed ¾” in 8’; and cups will not exceed ¼” in 5 ½”.

Lakewood Homes will replace any post with cracks or twists that exceeds the warranty criteria. Filling splits is acceptable for widths up to ¼”.

THERMAL AND MOISTURE PROTECTION**Insulation**

Insufficient insulation.

Insulation shall be installed in accordance with industry standards and with R values equal to those specified in the Lakewood Plans & Specifications

Lakewood Homes will install insulation in sufficient amounts to meet warranty criteria.

Insulation appears loose or damaged.

Insulation should be installed securely and should not be torn.

Lakewood Homes will replace all insulation that is damaged and reattach what is not secured properly.

Louvers and Vents

Leaks due to snow or rain driven into the attic through louvers or vents.

Attic vents and louvers must be installed to ensure proper ventilation of the attic space of the home.

Lakewood Homes will investigate requests regarding leaks of this nature. If it is found that the rain or snow infiltration was due to improper installation of vents or louvers, Lakewood Homes will correct the problem and repair all associated damage to the structure.

Roofing and Flashing

Ice build-up on roof.

During the winter months, due to the normal freeze thaw cycle, snow and ice on the roof may melt and refreeze at the eaves of the roof and at gutters and downspouts.

Lakewood Homes will repair all roof or flashing leaks that are the result of improper installation or defective materials. Lakewood Homes will not be responsible for leaks caused by homeowner damage or neglect, or water damage resulting from ice.

Removal of ice build-up from the roof and gutters is a homeowner responsibility.

Roof or flashing leaks.

Roofs or flashing shall not leak under normal weather conditions.

Homeowner Concern

Shingles have blown off roof.

Shingles appear to have been installed crooked.

Shingle color does not appear to be consistent.

Gutters and Downspouts

Gutters and/or downspouts leak.

Water standing in gutters.

Siding

Cedar siding delaminates or deteriorates.

Standard

Shingles should ordinarily remain fastened except in winds that may exceed 60 MPH provided that thermal sealing has occurred.

Cutlines running up the roof on shingles should not vary more than 1/2" to either side of a line stretched from the eave to the ridge running parallel to the gable. Shingle edges running parallel to the ridge should vary not more than 1/2" from a line parallel to the eave or ridge and stretched from one gable to the adjacent gable unless designed otherwise. Shingle reveal at the ridge after capping shall be within 1/2" plus or minus of the intended shingle reveal stipulated by the manufacturer.

Shingles should generally create a uniform appearance but may vary somewhat due to the manufacturing variations.

Gutters and downspouts shall not leak but gutter may overflow during a heavy rainfall.

Industry practice is to install gutters approximately level. Consequently, it is entirely possible that small amounts of water will stand in certain sections of gutters immediately after a rain.

Delamination or deterioration of exterior cedar lap siding to include board and batten style will not occur during the warranty period.

Lakewood Responsibility

Lakewood Homes will replace all shingles that have blown off as a result of winds less than 60 MPH provided that thermal sealing has occurred.

Lakewood Homes will repair or replace shingles that exceed the warranty criteria.

Lakewood Homes has no responsibility regarding color variance of roof shingles.

Lakewood Homes will repair gutter and downspout leaks.

Lakewood Homes will make necessary gutter adjustments to meet warranty criteria.

Lakewood Homes will replace siding as necessary. Color match between new and existing siding is not guaranteed.

Homeowner Responsibility

Keep gutters and downspouts free of leaves and debris which could cause blockage.

Homeowner Concern

Standard

Lakewood Responsibility

Homeowner Responsibility

Caulking dents and repairs.

Siding appears to be out of level.

WINDOWS AND DOORS

Exterior and Entry Doors

Doors appear to be installed out of square.

Warpage of exterior doors.

Interior Doors

Warpage of interior passage and bifold doors.

Door lock sticks or will not engage strike plate.

Door will not swing or close properly.

Shrinkage of raised panels show raw wood at edges.

Siding should be installed within 1/2" of level in a 10' run.

Doors should be installed level and plumb in both directions and squarely into the opening, with no more than 1/4" of deviation in 4' in any direction.

Exterior doors may warp to some degree. This is caused by temperature changes between inside and outside surfaces. The door shall not warp to the extent it becomes inoperable or ceases to be weather resistant. Doors shall not exceed 1/4" in warpage or deflection when measured diagonally from corner to corner across the face of the door.

Interior doors shall not warp in excess of National Woodwork Manufacturers Association Standards of 1/4", when measured diagonally from corner to corner across the face of the door.

Locksets and deadbolts should be installed so they operate smoothly and as designed.

Doors should not stick, bind or become hinge bound.

Raised panels used in natural wood doors will shrink and expand which may expose unfinished surfaces.

Color match.

Lakewood Homes will correct siding that exceeds the warranty criteria.

Lakewood Homes will correct doors that exceed the warranty criteria.

Lakewood Homes will repair or replace doors that exceed that warranty criteria.

Lakewood Homes will repair or replace any door which exceeds the warranty criteria. These repairs or replacements will be done one time only and after the first heating season.

Lakewood Homes will correct operation of door hardware to meet warranty criteria.

Lakewood Homes will correct operation of doors to meet warranty criteria.

Shrinkage of this type is a natural characteristic of a wood door and cannot be controlled. Lakewood Homes assumes no responsibility for this shrinkage occurring, but will, at the homeowner's request, touch up the exposed area, one time only after the first heating season. Lakewood Homes cannot guarantee a color match of the finish in the area affected.

Homeowner Concern

Split in door panel.

Standard

Splits in raised panels on natural wood doors shall not occur.

Lakewood Responsibility

Lakewood Homes will repair any raised panel that is split. Lakewood Homes cannot guarantee a color match of the finish in the affected area. This repair will be done one time during the warranty period.

Homeowner Responsibility**Overhead Garage Doors**

Garage overhead door is difficult to operate.

Garage overhead doors should operate properly and with reasonable ease. Locks will be repaired or replaced if they become non-operable.

Lakewood Homes will correct or adjust garage doors as needed.

Oil the locks with a light machine oil periodically to prevent sticking.

Garage door allows entrance of the elements.

Garage doors shall be installed per manufacturer's recommendation. Entrance of the elements may sometimes occur under abnormal weather conditions.

Lakewood Homes will adjust or correct garage doors to meet manufacturer's recommendations for installation.

Garage door not sitting flush on concrete when closed.

With the garage door in the closed position there will not be a gap between the rubber gasket on the bottom edge of the door and the concrete in excess of 3/8" in width.

Lakewood Homes will adjust garage doors that exceed the warranty criteria.

Light can be seen around edges of garage door when closed.

Garage overhead door stop molding should be installed so that the majority of large volume air infiltration around the perimeter of the door is eliminated. Light penetration around the perimeter of the door is to be expected due to the changing shape of the door. Stop molding may change due to temperature and humidity changes.

Lakewood Homes will adjust garage doors that show excessive gaping.

Garage doors delaminate or deterioration.

Garage door shall not delaminate or deteriorate if properly maintained with paint coverage every year.

Lakewood Homes shall repair if homeowner has properly maintained the door during the first year of the Limited Warranty period.

Wood, Vinyl and Metal Windows

Window appears to be installed out of square.

Windows should be installed level and plumb in both directions and squarely into the opening, with no more than 1/4" of deviation in 4' in any direction.

Lakewood Homes will correct windows that exceed the warranty criteria.

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
<i>Air filtration is noticed at windows.</i>	Some air infiltration can be expected around windows especially during high winds. A common mis-diagnosis of air infiltration is feeling the movement of air (convection) from the window frame and glass due to the difference between the temperature outside and inside the home.	Lakewood Homes will review all reports of air infiltration and will correct those situation attributed to faulty installation.	
<i>Malfunction of windows.</i>	Windows shall operate per manufacturer's design.	Lakewood Homes will correct or repair affected windows as required.	
<i>Condensation or frost on windows.</i>	Condensation will collect on the interior surface of windows when temperature differences and high humidity levels are present.	Lakewood Homes will review excessive condensation and correct those situations attributed to faulty window installation only.	Reduce indoor humidity levels when outside temperature drops. Allow heated air to reach windows.
<i>Broken glass.</i>	None.	None.	Any broken glass not reported prior to closing is the homeowner's responsibility to replace.
<i>Condensation between thermopane panels.</i>	Condensation should not occur within thermopane panels.	Lakewood Homes will replace any thermopane panel if condensation forms between the panes.	
<i>Crack in glass.</i>	Glass should not crack under normal use.	Lakewood Homes will inspect all reports of cracked glass. If the cracking is determined to have been caused by an underlying construction defect, Lakewood Homes will replace the glass.	

FINISHES
Installation and Taping of Gypsum Wallboard

<i>Screw pops that appear during the warranty period.</i>	Screw pops are a common occurrence in new construction and cannot be avoided.	Lakewood Homes will investigate screw popping one time only during the warranty period. It is recommended to wait until the latter part of the warranty period before requesting service work for this item, as the majority of the screw pops will have occurred by that time. Only in situations where excessive screw pops occur will Lakewood Homes repair screw pops.	
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Homeowner Concern**Standard****Lakewood Responsibility****Homeowner Responsibility**

Bead pops, shrinkage cracks, and other taping imperfections.

Bead pops, shrinkage cracks, and other miscellaneous taping imperfections are common occurrences in new construction and cannot be avoided.

Lakewood Homes will repair corner bead cracks and shrinkage cracks that are greater than 1/8" in width one time only.

Cracks or slight imperfections in interior wall and ceiling surfaces.

Hairline cracks are not unusual in interior wall and ceiling surfaces. Cracks greater than 1/8 inch in width are considered excessive. Defects which appear during the first year of the Limited Warranty such as nail pops, blisters in tape or other blemishes.

Lakewood Homes will repair cracks exceeding 1/8" width as required one time only, during the first year of the Limited Warranty period at the 11 Month Warranty Request.

Tile

Ceramic tile cracks or loosens.

Ceramic tile should not crack or loosen.

Lakewood Homes will repair or replace cracked or loose tile if the problem is attributed to an underlying construction defect or faulty installation. Lakewood Homes will not be responsible for discontinued color patterns or color variations.

Grout maintenance is a homeowner item.

Cracking of grout in ceramic tile joints.

Cracking of grout may occur due to normal drying and shrinkage conditions.

Lakewood Homes will repair grouting one time during the warranty period. Lakewood Homes is not responsible for grout color variations.

Finished Wood Flooring

Gaps developing between hardwood flooring boards.

Gaps in excess of 1/8 inch in hardwood flooring boards shall be corrected.

Lakewood Homes will repair gaps in excess of 1/8" within the first year of the Limited Warranty period, by filing or replacing at Lakewood's option.

Gaps in parquet.

Resilient Flooring

Depressions or ridges appear thru the resilient flooring

Depressions or ridges that appear through the resilient flooring will not exceed 1/8" in width. The ridge or depression measurement is taken from the gap created at one end of a 6" straight edge placed over the depression or ridge with 3" of the straight edge on each side of the defect, held tightly to the floor.

Lakewood Homes will correct any ridge or depression that exceeds the warranty criteria. Lakewood Homes is not responsible for discontinued patterns or color variations in the finished flooring.

Note: Sheet goods are a solid sheet of composite flooring and seaming during installation is avoided if possible. However, sometimes seaming is necessary. These seams may be slightly visible and they are considered acceptable. If a repair is necessary, patching with matched goods will be considered an

Caution should be used in cleaning the flooring material. Totally soaking the floor with water or cleaning agents may cause water to penetrate the seams in the flooring with subsequent loss of adhesion or will create ridging of the underlayment.

Homeowner Concern

Nail pops appearing in the surface of resilient flooring

Standard

Readily apparent nail pops will be repaired.

Lakewood Responsibility

Lakewood Homes shall correct nail pops which are above the surface. Lakewood Homes will repair or replace, at Lakewood's sole option, during the first year of the Limited Warranty, resilient floor covering in the affected areas with similar material. Lakewood Homes will not be responsible for discontinued patterns or color variations in the floor covering.

Homeowner Responsibility

Follow manufacturing recommendations when washing colors.

Resilient flooring loses adhesion.

Resilient flooring shall not lift, bubble or become unglued.

Lakewood Homes will repair the resilient flooring as needed. Lakewood Homes will not be responsible for adhesion problems caused by homeowner neglect or abuse.

Note: VCT tile only needs to be damp mopped in order to maintain the quality of shine of the material. Allowing water on the floor could cause water to penetrate the seams causing the flooring material to lose adhesion.

Shrinkage gaps at seams appear in resilient flooring

Gaps shall not exceed 1/16" in width in resilient floor covering joints. Where dissimilar materials abut, a gap of 1/8" will be considered acceptable.

Lakewood Homes will repair the affected flooring as required. Lakewood Homes will not be responsible for shrinkage problems caused by homeowner neglect or abuse. Lakewood Homes is not responsible for discontinued patterns or color variations.

Painting

Painting surfaces do not present a consistent appearance.

Painted surfaces will not display drops, runs, lumps, or thin areas or any major color variations.

Lakewood Homes will correct and retouch all areas that exceed the warranty standards.

Exterior paint or stain peels, deteriorates or fades.

Exterior paints or stains should not fail during the warranty period. Fading is normal and the degree is dependent on climactic conditions.

If the Paint or stain on your home peels, Lakewood Homes will properly prepare and refinish any of the affected areas. Lakewood Homes is not responsible for matching color. Fading is a normal occurrence and is dependent on the weather conditions of this area. Any exterior touch ups required due to peeling or deterioration will be completed once during the warranty period.

Interior and exterior painting required as follow up work to previous repair.

Painting required from previous warranty work shall be finished to match the surrounding area as closely as possible.

Lakewood Homes will paint affected repair as required.

Deterioration of varnish or lacquer finishes on wood surfaces.

Natural finishes on interior woodwork shall not deteriorate during the warranty period. However, varnish type finishes used on the

Lakewood Homes will refinish affected areas on natural finish interior woodwork, matching the color as closely as possible.

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
<i>Deterioration of varnish or lacquer finishes on wood surfaces: Continued</i>	exterior will deteriorate and are not recovered by this warranty.		
<i>Mildew or fungus on painted surfaces.</i>	Mildew or fungus may form on painted surfaces if the structure is subject to an abnormally high humidity exposure.	Mildew or fungus formation is a condition that cannot be controlled and is a homeowner maintenance item unless it is a result of a preexisting condition or defect. Lakewood Homes will investigate all reports of mildew or fungus to determine warrantability.	
Carpeting <i>Carpet seams appear open due to the process used to join them.</i>	Carpet seams may show. However, no visible gap is acceptable.	Lakewood Homes will correct any seam that becomes open due to faulty workmanship.	
<i>Carpeting becomes loose, or stretching occurs.</i>	Wall to wall carpeting, installed as the primary floor covering, when stretched and secured properly should not become loose, or separate from its point of attachment.	Lakewood Homes will restretch or resecure carpeting as needed, if original installation was performed by Lakewood Homes. Lakewood Homes will be responsible for moving furniture to complete restretching work.	
<i>Spots appear on carpet, or carpet experiences minor fading</i>	Exposure of carpeting to sunlight may cause spots or minor fading.	Lakewood Homes will investigate reports of excessive spotting or fading in order to determine warrantability.	
Marble <i>Open veining is presenting in marble</i>	Marble is a natural product and the presence of open veining is possible. The veining may occur across the marble or through the thickness of a section. The presence of veining is natural and is considered acceptable.	None.	
<i>Color, shade, and pattern variances found in individual marble sections.</i>	Marble sections are typically cut from a larger section into individual squares, and thus the color, shade, and pattern of conformity cannot be controlled by Lakewood Homes.	None.	
<i>Vertical displacement of marble sections due to installation.</i>	Vertical displacement of marble sections once set in place shall not exceed 1/8" on any corner or edge. However, marble sections may vary in thickness slightly and this is considered acceptable.	Lakewood Homes will correct any marble section that exceeds the warranty criteria.	

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
SPECIALTIES			
Louvers and Vents			
<i>Inadequate ventilation of attics and crawl spaces.</i>	Attic and crawl spaces shall be ventilated per mechanical requirements.	Lakewood Homes shall provide for adequate ventilation to these areas. Lakewood Homes will not be responsible for alterations to the original design.	
Closet Shelving			
<i>Closet shelving has bent or pulled away from the wall.</i>	Closet shelving should be installed so that it does not become loose or detached under a normally expected load. Wire shelving is capable of supporting approximately 70 pounds per square foot. Any load greater than this should not be placed on the shelving.	Lakewood Homes will repair or replace shelving as required provided the shelving has not been excessively loaded.	
Shower Doors			
<i>Shower doors leak.</i>	Shower doors should not leak.	Lakewood Homes will repair or replace shower doors that leak.	
<p><i>Note: When using the slide by type shower doors, the doors must be aligned so that the inside door is closest to the shower head to prevent water from spraying between the doors.</i></p>			
Fireplaces			
<i>Firebox paint changed by fire.</i>	Heat from fires will alter the painted finish on the firebox.	None.	
<i>Cracked firebrick or mortar joints.</i>	Heat and flames from exceptionally large fires will cause cracking of firebrick or mortar joints.	Lakewood Homes will investigate customer service request regarding this item in order to determine warrantability.	
<i>Fireplace or flue pipe does not draw properly.</i>	The Correct lighting of a fireplace will help a chimney to draw properly. Before lighting any logs, open up the flue damper. Make sure that the holes in the log lighter are pointed towards the back of the fireplace.	Lakewood Homes will investigate any customer service request regarding this item. If it is determined that the problem is warranted, we will take appropriate corrective action.	

Homeowner Concern

Standard

Lakewood Responsibility

Homeowner Responsibility

*Fireplace or flue pipe does not draw properly:
Continued*

Light the log lighter. With the airflow adjustment, adjust the flame on the log light to blue. Let the log lighter run for at least 5 minutes or more, depending on outdoor temperature. This will preheat the chimney and will help to draw smoke out of the home. It is normal to expect that high winds can cause temporary negative draft situations. To alleviate this condition due to high winds it may be necessary to open a window slightly. Similar negative draft situations can also be caused by obstructions such as large branches of trees too close to the chimney. Some homes may need to have a window opened slightly to create an effective draft, if they have been insulated and weatherproofed to meet high-energy conservation criteria.

CABINETS AND COUNTERTOPS

Countertops

Surface cracks, joint delimitations and chips in high pressure laminates on vanity and kitchen countertops.

Countertops fabricated with high-pressure laminate coverings shall not delaminate.

Lakewood Homes will repair delaminated coverings if the result is not due to water damage.

Note: Water should not be allowed to stand on the countertops in the area of seams. The water may infiltrate the seam and cause the particle board to soak up the water and expand causing the seam to buckle.

When cleaning laminated cabinet faces as well as doors and drawers, make sure that all residual water is wiped from the laminate. If water is allowed to collect on the laminate, it may penetrate a seam on an edge causing the loss of adhesion of the material.

Countertop appears out of level.

Countertops should be installed approximately level. Acceptable tolerance is 1/4" in an 8' run and 1/4" from front to rear.

Lakewood Homes will adjust countertops that exceed the warranty criteria.

Cabinets

Kitchen cabinet warpage

Cabinet doors or drawers become warped. Warpage will not exceed 1/4" as measured from face frame to furthestmost point of warpage with the door or drawer in a closed position.

Lakewood Homes will correct or replace doors or drawers that exceed the warranty criteria.

Homeowner Concern

Gaps between cabinets.

Cabinets are out of level.

Cabinet bodies are not correctly lined up.

Cabinet shelf is sagging

PLUMBING**Water Supply System**

Plumbing pipes freeze and burst.

Main water supply to house is not functioning properly.

Standard

Gaps between cabinets and adjacent walls or ceilings will not exceed 1/8" in width.

Cabinets will not be 1/4" out of level in any 8' horizontal measurement.

Cabinets should be installed in proper alignment. Cabinet alignment variance should not exceed 1/4" measured at the bottom edge, provided that the cabinet installation is structurally secure.

Cabinet shelves should be capable of retaining their original shape even after being loaded for a prolonged period of time with a weight load that does not exceed the national Kitchen Cabinet Association standards of 15 lbs/square foot. The acceptable deflection of cabinet shelves is 1/16" linear foot, between supports. No shelf will deflect in excess of 1/2" over its entire length.

Drain, waste and vent, and water pipes have been adequately protected from normally anticipated cold weather to prevent them from freezing.

Service connections to municipal water main or private water supply should function properly. Systems designed to supply water should do so.

Lakewood Responsibility

Lakewood Homes will reset cabinets as required or install appropriate trim molding at the gap.

Lakewood Homes will correct any cabinets that exceed the warranty criteria.

Lakewood Homes will adjust cabinets that exceed the warranty criteria.

Lakewood Homes will repair or replace any shelf in excess of the warranty criteria.

Lakewood Homes will investigate all pipe freeze ups and take the appropriate action to correct the problem as well as that which is needed to prevent the freezing from occurring again.

Lakewood Homes will correct water supply problems as required.

Homeowner Responsibility

It is the homeowner's responsibility to protect lines exposed to freezing temperature in areas such as garages. It is important to keep the overhead door closed.

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
Plumbing System			
<i>Faucet or valve leaks.</i>	No valve or faucet shall leak due to defects in workmanship or material failure.	Lakewood Homes will repair or replace leaking faucets or valves that are installed improperly or are attributed to material failure.	
<i>Note: Hoses on exterior sill cocks and sump pump discharges must be removed at the onset of cold weather. Freezing of the water in the hose will cause water to back up and cause leakage or the ice will expand and rupture the piping.</i>			
<i>Defective plumbing fixtures or trim fittings.</i>	Fixtures and fittings shall comply with their manufacturer's standards for performance and durability.	Lakewood Homes will replace any defective fixture or fitting which does not meet acceptable standards, as defined by the manufacturer's specifications.	
<i>Sink or tub does not hold water.</i>	Plumbing fixtures designed to hold water should do so for a sufficient amount of time to allow for their intended use.	Lakewood Homes will correct any sink or tub that does not meet the warranty criteria.	
<i>Noisy water pipes.</i>	There will be some noise emitting from the water pipe system due to the flow of water. However, water hammer if occurring, shall be eliminated.	Lakewood Homes will eliminate "water hammer" and correct sound proofing, if deemed necessary.	
<i>Cracking or cupping of porcelain or fiberglass surfaces.</i>	Chips and cracks on surfaces of bathtubs and kitchen sinks can occur when the surface is hit with sharp or heavy objects.	Lakewood Homes will inspect customer service requests regarding this item. Lakewood Homes will repair only those items that are found to be manufacturer or construction damages.	
<i>Leakage from any piping</i>	No leaks of any kind shall exist in any soil, waste, vent, water pipe, or gas pipe. Condensation on piping is not a leakage and will not be covered.	Lakewood Homes will make repairs in order to eliminate water or gas leakage.	
<i>Stopped up sewers, fixtures or drains.</i>	Sewers, fixtures and drains shall operate properly.	Lakewood Homes will not be responsible for sewers, fixtures, or drains which are clogged through homeowner negligence. Where defective construction is shown to be the cause, Lakewood Homes will assume the cost of the repair; where	Homeowners shall not use the toilet to dispose of anything other than toilet paper.

Homeowner Concern

Stopped up sewers, fixtures or drains.
Continued

Standard

Lakewood Responsibility

Homeowner Responsibility

homeowner negligence is shown to be the cause, the homeowner shall assume all repair costs. Homeowners shall not place personal sundries into the toilet for disposal except for normal toilet tissue, as this can cause the lines to become clogged.

HEATING AND COOLING

Heating

Inadequate heating of the home

The heating system in the home shall be capable of maintaining an inside temperature of 70F°, as 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. Thermostat controls have a three degree plus or minus calibration tolerance. Room to room temperature variation tolerance is plus or minus four degrees.

Lakewood Homes will correct the heating system to provide for the required temperatures.

The homeowner shall be responsible for balancing dampers, registers, and other minor adjustments in order to distribute the heat to fit their comfort level and personal needs.

Refrigeration

Inadequate cooling of the home

If Lakewood Homes has provided the air condition, the cooling system shall be capable of maintaining an inside temperature of 78 degrees F°, as measured in the center of each room at a height of 5 feet above the floor, with an outside temperature of 90 degrees F° under local outdoor summer design conditions as specified in ASHRAE handbook. Thermostat controls have a three degree plus or minus calibration tolerance. Room to room temperature variation is plus or minus four degrees.

Lakewood Homes will correct the cooling system to provide for the required temperatures.

The homeowner shall be responsible for balancing dampers and other minor adjustments in order to distribute the cooling to fit their comfort level and personal needs.

Condensation Lines

Condensation lines clog up.

Condensation lines will eventually clog through normal usage.

Lakewood Homes shall provide unobstructed condensation lines at the time of occupancy.

This is a homeowner maintenance item.

Homeowner Concern	Standard	Lakewood Responsibility	Homeowner Responsibility
<i>Refrigerant lines leak.</i>	Refrigerant lines shall not develop leaks during normal operation.	Lakewood Homes will repair refrigerant lines that leak and recharge the unit unless the damage was caused by homeowner negligence.	
VENTILATION Air Distribution			
<i>Noisy ductwork.</i>	When metal is heated it expands and when cooled it contracts. The result is “ticking” and “cracking” which is to be expected.	None.	
<i>“Oilcanning in ductwork”.</i>	The stiffening of the ductwork and the gauge of the metal used shall be such that ducts do not “oilcan”. The booming noise caused by “oilcanning” is not acceptable.	Lakewood Homes will take corrective action to eliminate this condition.	
<i>Ductwork separates or becomes unattached.</i>	Ductwork shall remain connected and securely fastened.	Lakewood Homes will reconnect and resecure all separated or unattached ductwork as needed.	
ELECTRICAL Electrical Conductors, Fuses and Circuit Breakers			
<i>Circuit breakers (excluding ground fault interrupters) trip.</i>	Circuit breakers shall not activate under normal usage.	Lakewood Homes will check wiring circuits for proper installation and will correct any wiring found to be in installed incorrectly. It is recommended not to connect any large appliances to the GFI's.	
Outlets, Switches and Fixtures			
<i>Drafts from electrical outlets.</i>	Electrical junction boxes on exterior walls may produce airflow whereby the cold air can be drawn through the outlet into a room.	Lakewood Homes cannot warranty against any cold air resulting from normal air flow from outlets and switch locations.	
<i>Malfunction of electrical outlets, switches, or fixtures.</i>	All outlets, switches and fixtures shall operate as designed.	Lakewood Homes will repair or replace any defective outlets, switches or fixtures.	

Homeowner Concern**Standard****Lakewood Responsibility****Homeowner Responsibility****Service and Distribution**

Ground fault interrupter trips frequently.

Ground fault interrupters are sensitive safety devices installed into the electrical system to provide protection against electrical shock. These sensitive devices can be tripped very easily when the circuit is overloaded.

Lakewood Homes shall replace ground fault interrupters only if found to be defective.

Wiring

Failure of wiring to carry its designed load.

Wiring should be capable of carrying its designed load for normal residential use.

Lakewood Homes will check wiring for proper installation and will correct any wiring found to be installed improperly.

DRIVEWAYS**Asphalt Driveways**

Standing water on driveway.

Pavement failures in driveways will not cause standing water to accumulate over ½” in depth. Areas of standing water can be expected and are considered acceptable.

Lakewood Homes will investigate any area that exceeds the warranty criteria and if determined to be warrantable, Lakewood Homes will repair. The method of repair will be by saw cutting and patching.

See Lakewood’s Maintenance and Repair Guide for driveways.

Holes in asphalt.

Asphalt driveways should not have any holes. Holes in asphalt are caused by gasoline, oils, solvents, chemicals or sharp objects, etc.

Lakewood Homes will investigate customer service requests regarding this item. If it is determined that the damage was caused by Lakewood Homes, repairs will be made to the appropriate areas. The method of repair will be by saw cutting and patching.

Tire marks or waves in asphalt.

All driveways are designed for use by passenger vehicles only. Tire marks and waves are caused by heavy vehicles being parked on the driveway surface.

Lakewood Homes will investigate customer service requests regarding this item. If it is determined the damage was caused by Lakewood Homes, repairs will be made to the appropriate areas. The method of repair will be saw cutting.