

Panhandle Homes of Berkeley County

Warranty Work Reminders and Guidelines

1) Drywall

- a. Newly constructed houses settle over time, and it is normal for settlement cracks to appear in your drywall. It is also common to see nails popping through the dry wall underneath the paint. These issues will be addressed at your One Year Appointment.
- b. When marking drywall work for your One Year Appointment, please use **blue painter's tape** to mark the spots **three to four inches away** from the actual imperfection. Please do not place the tape directly over top of it. This makes the time it takes to fix the drywall increase dramatically for our workers, and Panhandle Homes (PH) wants to be as efficient as possible.
- c. Any and all drywall work must be marked with blue painter's tape **BEFORE** your scheduled One Year Appointment begins. Every time new drywall work is added, *it sets PH's workers back hours*. Drywall work is the first thing the workers do when they arrive at your home for your One Year Appointment in order to allow for the drying time required to fix the nail pops and drywall seams.

2) Painting

- a. After your walk-through, the only additional painting PH does is to finish repairs that PH makes. For example, if PH repairs settling cracks at the One Year Appointment, PH will paint over our repair work to give you an appropriate finish. Any repainting done by you during the first year with paint other than that provided in the touch-up kit will result in voiding this part of your warranty.

3) Siding, Shingles, and Gutters

- a. Your siding, shingles, and gutters are covered by PH's One Year warranty agreement.
- b. Vinyl siding is installed so it can move as temperatures change. This can create bulging in your siding from time to time, and is caused by expansion on hot days.
- c. PH can and will adjust your siding if this occurs but cannot guarantee that it will not happen again.

4) Concrete

- a. Minor concrete cracks (less than ¼" wide) are expected due to settlement and the curing process. These cracks are strictly cosmetic and will not be repaired. If concrete becomes damaged due to salt or other chemical agents (such as road salt during the winter), PH is not responsible.

5) Landscaping

- a. It is the homeowner's responsibility to care for and to maintain their plants.
- b. PH landscapers warrant the trees and shrubbery that they plant for one year, replacing any plants that have not taken root or are otherwise not thriving. However, there are limitations to this warranty.
 - i. If your plants have been moved without the help of our landscapers, your warranty is void.
 - ii. If your plants were not watered regularly during the dry parts of the year, your warranty is void.
 - iii. If your plants were not protected during the harsh colds of winter, your warranty is void.
- c. If you have plants that need replacing, please be specific on your 11-Month Review List as to what kind of plant it is and where they are located so that PH can be sure to address the correct plant.

6) Grading

- a. Your home's yard has been specifically engineered and constructed to carry storm water away from your house by either sloping it away or through open ditches to large ponds.
- b. If you have concerns about the stormwater runoff on your property, PH will come and review the situation. If the way your property is engineered, in its current status, is fulling the guidelines set up by the county, it is up to PH as to whether they address the situation.

7) Grass

- a. It is the homeowner's responsibility to maintain their lawn.
- b. Once the grass has been seeded and covered in straw, there is no warranty. The weather around us is an unpredictable, uncontrollable phenomenon. PH maintains your lawn until closing, but after that it becomes your responsibility.