



WARRANTY GUIDELINES

Your warranty specifically applies to items constructed on your property by Chesapeake Homes. Items that do not fall under the terms and conditions of this warranty are set out on the following pages.

LANDSCAPING

Landscaping, sod (where applies), seeding and grading are items where approval and acceptance is certified at the time of the Completion Review (second walk-through). Your lawn will require periodic watering during the summer months when temperatures are increased and rainfall is minimal, and especially when it is freshly planted/sown. Dead sod, due to a lack of watering, will be the homeowners' responsibility to remedy.

Shrubbery and nursery trees are non-warranted items and will not be replaced by the builder unless we are given written notice by the homeowner within 30 days of closing. After 30 days, they will not be considered a builder item. After this period, contact your United Property Associates Representative to report any landscaping items requiring attention or replacement.

Adding topsoil to the yard, raising the level of dirt around the foundation, and/or installing additional flowerbeds or landscaping voids any responsibility on the part of Chesapeake Homes regarding drainage problems.

CONCRETE

Concrete, like other construction materials, contracts and expands with changes in moisture content and temperature. This natural action may result in hairline cracks in the concrete surface. Cracks rarely affect the structural integrity of the concrete. Random individual cracks usually do not lead to progressive deterioration.

All concrete, such as driveway, walkway, porches, garage floors, etc., were carefully inspected during your Completion Review (second walk-through). Hairline cracks are not covered under warranty.

Please be aware that wintertime freezing conditions that may require you, as the homeowner, to put down salt to keep ice off the concrete may void the warranty on the concrete. Salt, once applied, is required to be removed as salt causes a chemical reaction with the concrete and could cause premature deterioration.

STORM RELATED DAMAGE

This geographical area is susceptible to storm-related damage, especially during storms from the northeast. Abnormal weather conditions resulting in wind, rain or ice and snow damage are considered Acts of God and are excluded from the builder's warranty. Wind damage to roofing shingles and siding are also excluded from the builder's warranty.

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PLUMBING SYSTEM AND FIXTURES

Sewers are under warranty for workmanship and materials for one year. Stoppages after 60 days are not covered unless defective construction is shown to be the cause. We feel this is ample time for non-covered problems to be identified. Service calls after 60 days of taking possession of your home are subject to being billed to the homeowner. After 60 days, sewer blockages which are found to be caused by the homeowner, and are not due to causes by defects during construction, will be billed to the homeowner.

We are not responsible for any frozen water pipes. All pipes have been insulated in accordance with applicable building codes. All outside faucets have cut-off valves and should be turned off and drained when not in use during winter months. Location of these cut-off valves were identified during your walk-through.

Cracking, chipping or scratching of tub, showers and cultured marble fixtures can occur when the surface is mistreated. **The builder will not be responsible for repairs to surfaces damaged after the Completion Review (second walk-through).**

SUB-FLOOR

The builder will address significant floor squeaks at the twelve-week inspection only. The homeowner should be aware that some floor squeaks are unavoidable.

WINDOWS

Condensation on interior surfaces of the windows and frames are the result of the humidity and temperature differences inside and outside the home. The homeowner controls the temperature level within the home and appearance of condensation requires no corrective action.

Some air and dust may infiltrate around the windows. This is normal and does not indicate a defect in materials or workmanship.

The builder is not responsible for cracked or broken window glass noted after the Completion Review (second walk-through).

CAULKING

During the construction of your home, caulking was installed wherever required, (i.e., around commode bases, showers and tub fixtures, around vanity top splashes, around all exterior window and door frames, and all siding joints -- except vinyl and cedar siding). The best caulking, when subjected to weather extremes, will expand, contract and crack as variations in temperature and humidity occur. Caulking will be addressed at the twelve-week inspection only. The renewal of caulking is a homeowner maintenance responsibility.

Always be sure to check the condition of the caulking around the exterior of the house at least twice annually and renew as necessary. This should also be accomplished before repainting. Remember, dried out and cracked caulking around exterior window frames and door casings can cause energy leaks and moisture build-up.

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SETTLEMENT AND FRAME ADJUSTMENTS

The structural lumber in your home has been selected in the size and grade that meets normal building standards. Some shrinkage may occur in these framing members, but your home has been designed so that any settlement or movement will be as even as possible.

If moldings separate slightly at the joints, any cracks may be filled in with caulk filler. Similarly, if nails should work slightly out of position, reset them and fill with caulk filler, sand, then apply a light touch-up of paint.

Normal settlement (expansion and contraction) may cause visible hairline cracks, nail “pops”, and/or drywall seam cracks in walls and ceilings. One time, at the end of the first-year warranty period, Chesapeake Homes will make needed drywall repairs. **REPAIRS WILL NOT BE MADE ON FLAWS THAT ARE ONLY VISIBLE UNDER PARTICULAR LIGHTING CONDITIONS.**

Normal shrinkage and cracking may also occur in areas which have been caulked on the interior and exterior of the home. The renewal of caulking is a homeowner maintenance responsibility.

INSECTS/RODENTS

Your new home is built upon land that was previously field or farm land. It is natural for there to initially be an abundance of insects, rodents, and other pests. As tight as we have attempted to construct your building envelope, infestation by insects, rodents, and other pests is often unavoidable. In the event that you find evidence of pests in your home, a good local exterminator should be contacted for prevention of pest infestation. Pest infestation is not an item covered under your builder's, or 2-10 Warranty.

PAINT/STAIN

At the time of your Completion Review (second walk-through), you were provided with a paint touch-up kit containing paint for the interior walls and trim of your home. This touch-up kit was provided as a courtesy to assist you in keeping your home in like-new condition. Exterior paint is not provided.

In response to government regulations, the paint on the inside and outside of your house contains greatly reduced quantities of potentially hazardous materials formerly used as dryers or anti-mildew agents. Accordingly, in our high-humidity, high-temperature area, you could notice mildew splotches on your painted surfaces. Various combinations of detergents and bleaches can remove these splotches. Repainting over untreated mildew **WILL NOT** correct the problem. This is a homeowner maintenance responsibility.

Due to the natural characteristics of wood, color variation will result when stain is applied. There will be no repairs or replacements due to such variations. The homeowner is advised to postpone all personal paint colors and finishes until after their twelve-week inspection. Any custom colors or paint finishes will be the homeowner's responsibility to maintain. If it is anticipated that personal decoration by way of painting is going to be done, point up of the walls and ceilings should be done at the 12-week inspection, before any custom wall decoration is done by the homeowner. Chesapeake Homes will not touch up any custom painting done by the homeowner. Point up is a service that is done **one time** either at the twelve-week or at the year-end.

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