

LIMITED WARRANTY AGREEMENT

I. Introduction

Quality Builders Warranty Corporation ("QBW") administers a program whereby homebuilders registered with QBW enroll homes they construct in the program. Although homeowners are responsible for the regular maintenance of the newly-constructed home, this program allows Builders to warrant that the new home will be free from specified deviations from the Warranty Standards set forth in Part V of this agreement and from structural defects as defined in Part II of this agreement.

NOTE: This Limited Warranty Agreement includes a procedure for informal settlement of disputes. Homeowners should read this entire Agreement carefully in order to understand the protection which it provides, the exclusions which are applicable to it, and the Warranty Standards according to which the Builder's compliance will be measured. For additional information, contact QBW at (717) 737-2522.

The following pages describe in detail the QBW Limited Warranty Agreement. Part II defines the transactional terms used in the agreement. Part III sets out the problems and defects not covered by this Agreement. Part IV highlights the protection provided by the Agreement, the rights and responsibilities of the parties, and other general terms and conditions that affect coverage under the Agreement.

Part V sets forth the technical Warranty Standards against which the Builder's compliance will be measured. Part VI details the procedure for filing complaints under the Agreement. Homeowners should carefully review the complaint procedure in order to preserve their rights under this Agreement. Finally, this Agreement contains the Enrollment form to be completed by the parties who want to take advantage of the protection offered through this Limited Warranty Agreement. The enrollment form must be signed by the parties and returned to QBW with the proper warranty fee or the warranty will not be in effect.

Homeowners should note that this warranty is automatically transferable without cost to subsequent purchasers of the home during the life of the Agreement. This warranty is non-cancelable by QBW or its insurer.

II. Definitions

For the purpose of this agreement, and as used in this agreement, the following definitions shall apply:

- A. **Purchaser.** The purchaser shall include the first person to whom the home is sold and any and all successors in title, lessees having a leasehold interest in the home of at least 50 years, and a mortgagee in possession.
- B. **Builder.** The person, corporation, partnership or other entity which is a participating member of QBW, who is a named insured under the insurer's policy.
- C. **Insurer.** The established insurance company which insures the performance of warranty obligations at the time this Agreement is executed.
- D. **Home.** A single-family dwelling unit or a two-or-more unit structure which may be conveyed as a single unit. As used in the Agreement, the common elements which comprise the building in which a condominium unit is situated are also included in the definition of "Home."
- E. **Major Structural Defects.** Only actual physical damage to the following load-bearing segments of the home and only such damage caused by failure of such load-bearing segments which affect their load-bearing functions to the extent that the home becomes unsafe or unlivable:
 1. Columns;
 2. Bearing walls and partitions;
 3. Floor systems (structural slabs, joists and trusses only);
 4. Roof framing members and systems (rafters and trusses only);
 5. Foundation systems and footings (which are an integral part of the home and structurally attached);
 6. Load-bearing beams;
 7. Girders;
 8. Lintels. (other than lintels supporting veneers)

Examples of nonload-bearing elements which are **not** considered major structural segments include, but are not limited to:

1. Brick, stucco, or stone veneer;
2. Finish flooring material and floor coverings;
3. Plaster, lathes, or drywall;

4. Wall tile or paper and other wall coverings;
 5. Nonload-bearing partitions and walls;
 6. Doors, windows, trim, cabinets, hardware, insulation, paint, stains;
 7. Appliances, fixtures or items of equipment;
 8. Heating, cooling, ventilating, plumbing, electrical, and mechanical systems;
 9. Roof shingles, tar paper, all sheathing and other surfacing material;
 10. Any type of exterior siding;
 11. Concrete floors;
 12. Decks and porches.
- F. **Soil Movement.** Subsidence, expansion, erosion, lateral, or any other movement of the soil, but excluding floods and earthquakes.
- G. **Fixtures, Appliances and Equipment.** Water heaters, pumps, stoves, refrigerators, compactors, garbage disposals, stoves and ranges, dishwashers, washers and dryers, bathtubs, sinks, commodes, faucets and valves, lights and fixtures, switches, outlets, circuit breakers, thermostats, furnaces and oil tanks, humidifiers, oil purifiers, ventilating fans, air conditioning material and similar items.
- H. **Electrical System.** All wiring, electrical boxes, and connections up to the public utility connection.
- I. **Plumbing System.** All pipes, supply and waste, and their fittings, including septic tanks and their pipe drain fields, on-site wells as well as gas supply lines and vent pipes.
- J. **Cooling, Ventilating and Heating Systems.** All ductwork, refrigerant lines, steam and water pipes, registers, convectors and dampers.

III. Exclusions

In addition to the nonload-bearing elements excepted from the definition of Major Structural Defects, the following damages, losses, deficiencies or defects are not covered by this Agreement (in addition to those named on the Enrollment form of this Agreement):

- A. Damages or losses not caused or created by the Builder or his employees, agents or subcontractors, but resulting from accidents, riots, civil commotion, acts of God or nature, including but not limited to, fire, explosion, smoke, water escape, **changes in the underground water table** (underground springs, etc.) wind storms, hail, lightning, fallen trees, aircraft, vehicles, floods, earthquakes, mudslides, wind driven water, volcanic eruptions, or soil movement.
- B. Any deficiencies in or damage caused by material or work supplied by anyone other than the Builder or his employees, agents, or subcontractors.
- C. Loss or damage resulting from the purchaser's failure to minimize such loss or damage or to notify Builder or QBW or the Insurer, as provided herein.
- D. Normal deterioration or normal wear and tear.
- E. Losses or damages to or resulting from defects in improvements which are not part of the house, defects in outbuildings, such as detached garages and carports, swimming pools, detached recreational buildings and facilities, defects in driveways, walkways, streets, streetcreep, patios, decks, boundary and retaining walls, bulkheads, fences and landscaping of all types, including damage to trees, etc. during the course of construction, French drains, sink holes and dry rot.
- F. Any damage resulting from any defect which is covered by any other insurance or for which recovery is granted by state legislation (including soil movement).
- G. Following year one, loss or damage resulting to or from concrete floors of basements, attached garages and chimneys and other structural elements of the home that are not part of the load-bearing structure of the home, also excluded after year one are losses or damages resulting to or from all components of structurally attached decks, balconies, patios, porches, porch roofs and porticos.
- H. Any loss or defect which arises when the home is used for nonresidential purposes.
- I. Losses resulting from damages to real property other than to the home itself.
- J. Damage caused by insects, squirrels or other animals or rodents.
- K. Loss or damage resulting from, or aggravated by changes to the real property, by anyone.
- L. Any claim reported to QBW after an unreasonable delay or later than thirty (30) days after the expiration of this warranty on that item, or not filed in the manner set forth in this Limited Warranty agreement.
- M. Loss or damage resulting from, or aggravated by, or occurring to modifications or additions to the home made after occupancy (other than those performed to meet the obligations of this Agreement).
- N. Personal property damage or bodily injury or punitive damages and/or legal fees.
- O. Loss or damage resulting from, or aggravated by, dampness or condensation caused by negligence of the purchaser not maintaining proper ventilation.
- P. All consequential damages, including but not limited to costs of shelter, transportation, food, moving,

storage or other incidental expenses related to relocation during repair. Excluded consequential damage also include damage resulting from non-covered or expired items, such as wood rot from water infiltration after year one.

- Q. Any defect which does not result in actual physical damage to the home.
- R. Any defect, damage or loss which is caused or aggravated by failure of anyone other than the Builder, his agents, employees or subcontractors to comply with the manufacturers' warranty requirements concerning appliances, fixtures or equipment (*Note: See Section II-G*) ✓
- S. Failure of the Builder to complete construction of the home or any part of the home on or before the effective date. An incomplete item is not considered a defect.
- T. Loss or damage resulting from toxic or carcinogenic or suspected carcinogenic fumes or substances, such as, but not limited to, acids in the soil, radon, radon gas, radon daughters, or mold.
- U. Water infiltration into a basement or crawl space after year one.
- V. Loss or damage resulting from, or aggravated by, negligent maintenance or operation.
- W. Any loss or damage resulting from the weight and/or performance of any type of waterbed or other furniture excessive in weight or other abnormal loading of floors.
- X. Any loss or damage resulting from a loss in the water supply, or potability or clarity of water supply.
- Y. Solar panel systems or their installation or operation.
- Z. Standing or ponding water on the property which does not directly affect the immediate area surrounding the foundation of the home.
- AA. Following the first year of this Agreement, any deficiencies in fixtures, appliances, and items of equipment, whether or not components of the cooling, ventilating, heating, electrical, plumbing or in-house sprinkler systems. During the first year of this Agreement, coverage on fixtures, appliances, and items of equipment (including attachments and appurtenances) is for one year or the manufacturer's written warranty period, whichever is less. Damage caused by improper maintenance or operation, negligence, or improper service of such systems by the Purchaser or its agents will not be covered by this Agreement.
- BB. Loss or damage resulting from a condition not resulting in actual physical damage to the home, including uninhabitability or health risk due to the presence or consequences of unacceptable levels of radon, formaldehyde, carcinogenic substances or other pollutants and contaminants; or the presence of hazardous or toxic materials.
- CC. Loss or damage caused directly or indirectly by flood, surface water, waves, tidal water, overflow of a body of water, or spray from any of these (whether or not driven by the wind), water which backs up from sewers or drains, changes in the water table which were not reasonably foreseeable, or water below the surface of the ground (including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool, or other structure), wetlands, springs or aquifers.
- DD. Violations of applicable building codes or ordinances, original dwelling plans and specifications.
- EE. Soil erosions and run-off caused by failure of the purchaser to maintain the property established grades, drainage structures and swales, stabilized soil, sodded, seeded and landscaped area.
- FF. Any defects caused by or resulting from improper design of the home if the design was not developed by the builder.
- GG. Any storm water or soil erosion/sedimentation control requirements that are approved previously by the local governing jurisdiction for development.
- HH. Any glass breakage or failure of Builder to perform any type of clean-up.
- II. Violations of local or National Building Codes and Ordinances.
- JJ. Loss or damage caused by or to roof sheathing after one year from the effective date of warranty.
- KK. Since this warranty covers only those defects which first occur during the Warranty Term, any homeowner-acknowledged, pre-existing conditions, such as "walk through" or "punch list" items are not covered.

IV. General Terms and Conditions/Rights and Responsibilities

- A. **Coverage Provided.** This Agreement provides the following protection, effective as of the date on the Enrollment form:
1. During the first year of this Agreement, and subject to the terms and conditions listed herein, your Builder warrants your home against faulty workmanship and materials, defects in appliances, fixtures and equipment, defects in wiring, piping and duct work in the electrical, plumbing, heating, cooling, ventilating and mechanical systems, and Major Structural Defects (See Definition, Section II-E) due to non-compliance with the Warranty Standards.
 2. During the second year of this Agreement, and subject to the terms and conditions listed herein, your Builder warrants that your home's cooling, heating, and ventilating electrical and plumbing systems (exclusive of appliances, fixtures and equipment--coverage is one year or manufacturers warranty whichever is less) will be free from defects due to non-compliance with the Warranty Standards set forth in Section V of this document. Your builder further warrants that your home will have no Major Structural Defects in that period. (See Definitions, Section II-E)
 3. In years three through ten of this Agreement, QBW warrants that your home will be free from any Major Structural Defects as and only as that term is defined in Section II-E of this document.
 4. The Builder is the warrantor during the first two years of this Agreement. QBW through its insurer provides insurance coverage insuring the Builder's performance hereunder during the first two years of this Warranty and is the warrantor providing insurance protection through its insurer against Major Structural Defects, as defined in Section II E, during the third through tenth years of this Warranty. Quality Builders Warranty Corporation ("QBW") will administer the limited warranty program for participation Builders. the protection provided under the limited warranty program is automatically transferable to subsequent Purchasers during the ten year term of this Agreement.
- B. **Rights and Responsibilities.** If any defect subject to the terms and conditions of this Agreement occurs and fails to meet the Warranty Standards, within the first two years, your Builder will repair, replace or pay you the reasonable cost of repairing or replacing the defective item. If your builder fails to perform, QBW will perform in accordance with the Warranty. QBW will repair or replace, or pay you the reasonable cost of repairing or replacing, the defect or item determined to be a Major Structural Defect in years three through ten. In any case, actions to correct Major Structural Defects will be limited to those necessary to restore load-bearing capacity of to repair any defects which make the home unlivable. While undertaking any repairs, the builder or QBW is not responsible for color variation or discontinued items.
- C. **General Conditions.** Notwithstanding your Builders responsibility to maintain the standards established by this Agreement, the following conditions apply:
1. The decision whether to repair or replace, or to pay the reasonable cost of repair or replacement, resides with the Builder. If the Builder is unable or unwilling to perform, the decision resides with QBW. **(If the Builder or QBW is not afforded the first right to repair or resolve, no warranty coverage will be effective on that item and no rights for any recovery or reimbursement shall be permitted. The choice of the method of repair resides with the Builder or QBW)**
 2. This Agreement is subject to certain deductibles. If your Builder or QBW performs its obligations under this Agreement, you agree that upon request you will assign the proceeds of any other insurance or warranty which you may own covering the same defect to your Builder or QBW, as the case may be. Such assignments shall not exceed the cost and expenses to your builder or QBW to perform its obligations under this Agreement. If you receive payment from any other source other than QBW, then QBW shall be entitled to set-off in that amount, irrespective of how any parties other than QBW allocate your payment.
 3. When your Builder or QBW completes its obligations under this Agreement, you agree to sign and deliver to your Builder or QBW a full and unconditional release of all legal obligations with respect to that defect.
 4. Actions taken to cure defects hereunder will not extend specified periods of coverage. Additionally, failure to discover a defect during any applicable warranty period will not extend warranty coverage even if it was alleged that the defect was a latent defect. If QBW does not receive notice of your within 30 days after expiration of the warranty on the item. The complaint cannot be honored.
 5. The total liability of this Warranty Agreement is limited and shall not exceed the sales price of your home as stated on the Enrollment form of this Agreement.
 6. If your builder does not fulfill his obligations for years one and two under this Agreement, QBW will be responsible for his obligations, subject to the deductible in Section IV-C-8, infra.
 7. In years three through ten, or in years one and two if the Builder fails to perform, the decision whether to repair or replace, or to pay you the reasonable cost of repairing or replacing, resides with QBW. The choice of the method of repair resides with QBW.

8. QBW's liability hereunder is subject to a deductible of \$250 per claim on warranties for homes with sales prices up to and including \$50,000 and a deductible of \$500 per claim on warranties for homes with sales prices in excess of \$50,000. Payment of such deductible is a condition precedent to QBW's performance pursuant to this Agreement. The sales price is that which is shown on the enrollment form.
9. When the Builder finishes repairing or replacing a defective item or prior to the Builder paying you the reasonable cost of doing so, you must sign and deliver to the Builder a full and unconditional release of all legal obligations with respect to the defect. If QBW fulfills such obligations of the Builder, you must sign and deliver to QBW a full and unconditional release of all legal obligations of QBW with respect to the defect when QBW finishes repairing or replacing a defective item or prior to QBW paying you the reasonable cost of doing so.
10. **Other than the Expressed Warranties contained herein, there are no other warranties expressed or implied including Implied Warranty of Merchantability or Implied Warranty for Particular Purpose, which implied warranties are specifically excluded.**

D. **Condominium Coverage.** If your claim involves a common element in a condominium, it may be made only by an authorized representative of the condominium association. Subject to that limitation, however, coverage will include common elements of the condominium structure contained wholly within the structure, such as hallways, meeting rooms or other spaces, and any part of the cooling, ventilating, heating, electrical or plumbing systems that service two or more residential units. Common elements will be covered for the same periods and to the same extent as comparable items which are part of individual homes. The deductible for a condominium coverage is \$500 per unit affected by the common elements defect.

E. **General Terms Governing Interpretation and Operation.** Certain generally applicable terms and conditions will govern the interpretation and operation of this Agreement. These terms and conditions are:

1. It is intended that the use of one gender herein includes all genders and the singular includes the plural.
2. This Agreement includes the entire agreement of the parties, and cannot be modified, altered or amended in any way except by a formal written instrument signed by all of the parties hereto.
3. This Agreement shall be interpreted and enforced in accordance with the laws of the state in which the home is located.
4. Should any provision of this Agreement be determined by a court of competent jurisdiction to be unenforceable, that determination will not affect the validity of the remaining provisions.
5. This Agreement is separate and apart from your contract with your Builder. It cannot be altered or amended in any way by any other agreement which you have. Contractual disputes shall not involve QBW.
6. Your Builder must assign to you and provide you copies of all manufacturers' warranties on products included in the sales price of your home.
7. All notice required hereunder must be in writing and sent by certified mail (return receipt requested), postage prepaid, to the recipient at the respective address shown on this Agreement, or to whatever other address the party may designate in writing.
8. This Agreement is deemed to be binding on the Builder, QBW and the purchaser, his heirs, executors, administrators, successors and assigns.
9. Whatever timely performance is called for hereunder, the time therefore shall be extended to the extent performance is delayed by an event not caused by the conduct of the person obligated to perform. Such events include acts of God or the common enemy or riot, civil commotion or sovereign conduct.

V. Warranty Standards

- A. The applicability of these Warranty Standards is conditioned upon the purchaser's proper maintenance of the home to prevent damage due to neglect, abnormal use or improper maintenance. Common elements will be covered for the same periods and to the same extent as comparable items which are part of individual homes.
- B. The applicability of these Warranty Standards is conditioned upon the fact that your home is constructed in compliance with the local building codes as well as one of each group of the following model codes or the Minimum Property Standards of the U.S. Department of Housing and Urban Development:

International Building Code
International Residential Code
One and Two Family Dwelling Code
BOCA Basic Building Code
Standard Building Code, Southern Building Code Congress
Uniform Building Code
National Building Code

International Mechanical Code
BOCA Basic Mechanical Code
Uniform Building Code, Volume 11, Mechanical
Standard Mechanical Code, Southern Building Code Congress

Electrical Code for One and Two Family Dwelling
National Electrical Code

International Plumbing Codes
BOCA Basic Plumbing Code
Uniform Plumbing Code
Standard Plumbing Code, Southern Building Code Congress

- C. The table below establishes the standards by which it will be determined whether your home has a problem or defect covered by this warranty and whether it is the obligation of your Builder or QBW or its insurer to correct these defects. Where specific standards and obligations are not set forth, the standards shall be the generally accepted industry practice for workmanship and materials.

WARRANTY STANDARDS AND COVERAGE FOR YEAR ONE ONLY

LOT GRADING AND DRAINAGE

- (1) **Ground settlement around foundation and utility trenches.**
- (a) **Standard.** Ground settlement should not disrupt water drainage away from the structure although some settlement may occur.
- (b) **Repair Responsibility.** If the final grading was performed by the Builder, he will replace fill in excessively settled areas once. Builder is not responsible for removal or replacement of shrubs, grass, etc.
- (2) **Poor lot drainage.**
- (a) **Standard.** After normal rainfall, water should not stand in yard within 10 feet of dwelling for more than 48 hours. These standards will vary upward due to frost, snow or saturation.
- (b) **Repair Responsibility.** The Builder is responsible for establishing the proper grades and swales; after that, the purchaser is responsible for maintaining them.
- (3) **Basement water dampness and leaks in basement.**
- (a) **Standard.** Basement should not leak. Dampness of newly constructed floors and walls is common and not considered a deficiency.
- (b) **Repair Responsibility.** Builder will correct leakage (actual flow and accumulation) into the basement. Leaks caused by improper landscaping or failure to maintain proper grade are not covered.

- (1) **Inadequate insulation.**
 - (a) **Standard.** This warranty assures only that your insulation will meet the applicable energy code requirements.
 - (b) **Repair Responsibility.** Builder will install sufficient insulation to meet the applicable local code requirements. Contractual Agreement for additional insulation shall not involve this warranty.
- (2) **Air infiltration from electrical outlets.**
 - (a) **Standard.** This is common in new construction.
 - (b) **Repair Responsibility.** None.

ROOFING

- (1) **Roof leaks.**
 - (a) **Standard.** The roof should not leak and no leaks should arise from flashings except where snow and ice are allowed to build up continually. Prevention of unusual snow and ice buildup is the purchaser's responsibility.
 - (b) **Repair Responsibility.** All roof and flashing leaks not caused by snow and ice buildup or other than neglect by the purchaser will be repaired. The Builder is not responsible for color variations.
- (2) **Gutters and downspout leader leaks.**
 - (a) **Standard.** Gutters and leaders should not leak. However, during heavy rains, overflow should be expected.
 - (b) **Repair Responsibility.** Builder will correct leaks not caused by purchaser's negligence or improper maintenance. Ladders allowed to rest against gutters will cause deformation and will affect purpose.
- (3) **Poor gutter drainage.**
 - (a) **Standard.** Some standing water should be expected within certain tolerances.
 - (b) **Repair Responsibility.** Builder will repair so that, if free from debris, the standing water depth will not exceed 1 inch.
- (4) **Insufficient attic or roof ventilation.**
 - (a) **Standard.** The applicable building codes will control.
 - (b) **Repair Responsibility.** Builder will correct to meet the applicable code requirements.
- (5) **Standing water on flat roof.**
 - (a) **Standard.** Water shall drain from flat roof except for minor ponding immediately following rainfall or when the roof is specifically designed for water retention.
 - (b) **Repair Responsibility.** Builder will take corrective action to assure proper drainage of roof.

SIDING AND CAULKING

- (1) **Siding, trim and masonry cracks and separation.**
 - (a) **Standard.** Separation between siding, masonry and trim should not exceed 3/8 inch. Siding, trim and masonry should be capable of excluding the elements.
 - (b) **Repair Responsibility.** Builder will repair by caulking or other methods.
- (2) **Leaks due to snow or rain driven into the attic through louvers or vents.**
 - (a) **Standard.** Attic vents and/or louvers must be provided for proper ventilation of the attic space of the structure.
 - (b) **Repair Responsibility.** None.
- (3) **Caulking shrinkage.**
 - (a) **Standard.** Since all caulking shrinks, purchaser is responsible for maintaining caulking.
 - (b) **Repair Responsibility.** All junctions and separations of wall surfaces will be caulked once to prevent water leakage. Any shrinkage thereafter will be the purchaser's responsibility.
- (4) **Delamination of veneer siding or joint separation.**
 - (a) **Standard.** All siding shall be installed according to the manufacturer's and industry's accepted standards. Separations and delaminations shall be repaired or replaced.
 - (b) **Repair Responsibility.** Builder will repair or replace siding as needed unless caused by purchaser's neglect to maintain siding properly. Repaired area may not match in color and/or texture. For surfaces requiring paint, Builder will paint only the new materials. The owner can expect that the newly painted surface may not match original surface in color.

- (5) **Paint or stain peels or fades.**
- (a) **Standard.** Fading caused by weathering is normal and should be expected within certain tolerances. Varnish or lacquer on the exterior will deteriorate quickly and is not covered by this warranty. Mildew and fungus on siding are caused by climatic conditions or nearby bodies of water and are not covered by this warranty.
- (b) **Repair Responsibility.** If paint or stain is defective, Builder will refinish affected area. Builder is not responsible for color variations.
- (6) **Cracks in stucco wall finish.**
- (a) **Standard.** Cracks in stucco wall finishes are common and should be expected within certain tolerances.
- (b) **Repair Responsibility.** Builder will repair (once) cracks in excess of 1/8 inch width.
- (7) **Cracks in vinyl siding or dents in aluminum siding.**
- (a) **Standard.** These defects can be caused by an object striking the siding.
- (b) **Repair Responsibility.** Builder will correct defects only if reported prior to occupancy. Builder is not responsible for color variations or discontinued patterns.
- (8) **Cracking or delamination of wood on exterior—wooden decks, walks, porches, railings, shingles.**
- (a) **Standard.** Wood exposed to the elements will react and crack. Certain types of wood should be painted or stained or sealed continuously. This is considered a homeowner maintenance item.
- (b) **Repair Responsibility.** None.
- (9) **Loose or fallen siding.**
- (a) **Standard.** All siding, which is not installed properly, so as not to come loose or fall off under normal conditions, is a deficiency.
- (b) **Repair Responsibility.** The Builder will repair or replace improperly-secured siding. Builder is not responsible for fallen siding caused by unusual winds.

MASONRY AND CONCRETE

- (1) **Cracks in concrete walls.**
- (a) **Standard.** Shrinkage or settlement cracks are common and should be expected within certain tolerances.
- (b) **Repair Responsibility.** Any cracks greater than 1/8 inch in width will be repaired by surface patching or pointing; Builder is not responsible for color variations.
- (2) **Cracks in block or veneer walls.**
- (a) **Standard.** Mortar shrinking cracks are common and should be expected within certain tolerances.
- (b) **Repair Responsibility.** Any cracks in the block greater than 1/8 inch in width will be repaired by surface patching or pointing; Builder will not be responsible for color variations.
- (3) **Cracks in concrete basement floors.**
- (a) **Standard.** Hairline cracks due to shrinkage are common and should be expected within certain tolerances.
- (b) **Repair Responsibility.** Any cracks greater than 3/16 inch in width or 1/4 inch in vertical displacement will be repaired by surface patching or comparable remedies.
- (4) **Movements of concrete slabs at joints.**
- (a) **Standard.** Concrete slabs are engineered to move at expansion and contraction joints.
- (b) **Repair Responsibility.** None.
- (5) **Cracks in attached garage slab or structurally attached patio slabs.**
- (a) **Standard.** Shrinkage cracks are common and should be expected within certain tolerances.
- (b) **Repair Responsibility.** Cracks exceeding 1/4 inch in width or 1/4 inch in vertical displacement will be repaired by patching or other remedies.
- (6) **Rough, uneven concrete floors in living areas.**
- (a) **Standard.** Concrete may be pitched to facilitate drainage in basement and garage floors.
- (b) **Repair Responsibility.** Builder will correct unevenness which exceeds 1/4 inch in a 32 inch measurement in initially intended living areas only.
- (7) **Concrete slab cracks causing finished floor coverings to rupture.**
- (a) **Standard.** Cracks which rupture finish flooring shall be repaired.
- (b) **Repair Responsibility.** The problem will be corrected so that the defect is not readily noticeable.
- (8) **Pitting, scaling or spalling of concrete work (excluding sidewalks and driveways).**
- (a) **Standard.** Concrete surfaces shall not disintegrate to the extent that the aggregate is exposed and loosened under normal conditions of weathering and use.

- (b) **Repair Responsibility.** Builder will take whatever corrective action necessary to repair or replace defective concrete surfaces. Builder is not responsible for deterioration caused by salt, chemicals, mechanical implements and other factors beyond its control.
- (9) **Separation of stoops.**
 - (a) **Standard.** Minor separation is normal.
 - (b) **Repair Responsibility.** Builder will repair separation of more than 1 inch.
- (10) **Efflorescence on masonry (brick, block, concrete).**
 - (a) **Standard.** Discoloration caused by the lime content in the mortar will occur.
 - (b) **Repair Responsibility.** None.
- (11) **Water absorption by exposed brick veneer.**
 - (a) **Standard.** Absorption varies in the type of brick/masonry chosen and cannot be controlled by Builder.
 - (b) **Repair Responsibility.** None.

CHIMNEYS AND FIREPLACES

- (1) **Insufficient draw or down draft.**
 - (a) **Standard.** Trees too close to the chimney or high winds can cause down drafts. Some homes are extremely air-tight and a window may have to be opened slightly in order to maintain an effective draft.
 - (b) **Repair Responsibility.** Builder will correct problems caused by improper construction or design.
- (2) **Chimney separation from home.**
 - (a) **Standard.** Some minor separation is normal and should be expected within certain tolerances.
 - (b) **Repair Responsibility.** Separation in excess of 1/2 inch in any 10 foot measurement will be corrected by caulking or other measures. This is a one year covered item and is not considered a structural item.
- (3) **Firebrick cracks.**
 - (a) **Standard.** Heat will cause some cracking and should be expected.
 - (b) **Repair Responsibility.** None.
- (4) **Fireplace brick veneer cracks.**
 - (a) **Standard.** Some cracking is common and should be expected within certain tolerances.
 - (b) **Repair Responsibility.** Cracks in brick greater than 1/4 inch in width will be repaired by pointing or patching.
- (5) **Creosote or resin build-up or creosote seepage through chimney.**
 - (a) **Standard.** Creosote seepage is caused by the burning of improperly seasoned wood or improper operation of the fireplace.
 - (b) **Repair Responsibility.** Builder will construct the chimney to meet code requirements. Since the Builder does not have control of the materials and methods used in operating, he is not responsible for any defects caused by anything other than a code violation in construction.
- (6) **Fireplace inserts and blowers.**
 - (a) **Standard.** Some types of fireplace inserts and blowers will alter the performance of standard fireplaces, causing extreme increases in heat in the fire chamber and creosote build-up.
 - (b) **Repair Responsibility.** Builder is not responsible for damage and loss caused by fireplace inserts and blowers.

WINDOWS AND DOORS

- (1) **Warping of doors.**
 - (a) **Standard.** Some warping, especially of exterior doors is normal and is caused by surface temperature changes. Such warping, however, should not cause the doors to become unusable or allow entrance of the elements, and should not exceed 1/4 inch measured corner to corner diagonally.
 - (b) **Repair Responsibility.** Defective doors will be repaired or replaced. Builder is not responsible for slight variations in finish.
- (2) **Door panel shrinkage.**
 - (a) **Standard.** Expansion and contraction is normal and may cause unfinished surfaces to appear.
 - (b) **Repair Responsibility.** None. This is a homeowner maintenance item.

- (3) **Door panel splits.**
- (a) **Standard.** Some splitting is normal and should be expected within certain tolerances.
 - (b) **Repair Responsibility.** If the split allows the entrance of light, it will be repaired once. The Builder is not responsible for slight variations in finish.
- (4) **Glass breakage and scratches.**
- (a) **Standard.** None.
 - (b) **Repair Responsibility.** None. Must be reported prior to occupancy.
- (5) **Garage door malfunctions.**
- (a) **Standard.** Maintenance is purchaser's responsibility.
 - (b) **Repair Responsibility.** The door will be repaired and adjusted to function as designed except where a result of purchaser action or negligence.
- (6) **Garage door—entrance of elements.**
- (a) **Standard.** Even a door installed to manufacturer's specifications will allow some entrance of the elements and should be expected within reason.
 - (b) **Repair Responsibility.** The door will be adjusted to meet the manufacturer's specifications.
- (7) **Windows do not operate.**
- (a) **Standard.** Reasonable pressure should open and close windows.
 - (b) **Repair Responsibility.** Builder will repair as required. Builder not responsible for condensation or frost caused by climatic and internal humidity conditions.
- (8) **Air infiltration around doors and windows.**
- (a) **Standard.** Some infiltration is normally noticeable around doors and windows, especially during high winds. Poorly fitted weather stripping shall be adjusted or replaced. It may be necessary for the owner to have storm doors and windows installed to provide satisfactory solutions in high wind areas.
 - (b) **Repair Responsibility.** Builder will adjust or correct poorly fitted doors, windows and poorly fitted weather stripping.
- (9) **Moisture or condensation on window glazing.**
- (a) **Standard.** This is caused by atmospheric conditions and can be aggravated by insulated drapes keeping in the moisture.
 - (b) **Repair Responsibility.** Builder is responsible for repair only if window seal is broken or defective. Condensation on window and sky lights caused by a lack of thermal break are excluded. Consideration of thermal break should be given when selecting price range of windows.
- (10) **Excessive opening at the bottom of interior doors.**
- (a) **Standard.** Passage doors from room to room that have an opening between the bottom of the door and the floor finish material in excess of 1-1/2 inches is a deficiency. Closet doors having an opening in excess of two inches is a deficiency.
 - (b) **Repair Responsibility.** The Builder will make necessary adjustment or replace door to meet required tolerance.
- (11) **Double hung windows do not stay in place when open.**
- (a) **Standard.** Double hung windows are permitted to move up or down within a two inch tolerance, when put in an open position.
 - (b) **Repair Responsibility.** The Builder will adjust sash balances one time only.
- (12) **Hardware does not work properly, fails to lock or perform its intended purpose.**
- (a) **Standard.** All hardware installed on doors and windows should operate properly.
 - (b) **Repair Responsibility.** The Builder will be responsible for repairs of hardware, if reported by the homeowner, no later than seven (7) days after construction completion.
- (13) **Storm doors and windows do not operate or fit properly.**
- (a) **Standard.** Storm doors and windows, when installed by the Builder, should operate and fit properly to provide the protection for which they are intended.
 - (b) **Repair Responsibility.** The Builder will adjust, repair or replace as necessary for proper fit and operation.
- (14) **Screen panels do not fit properly. Screen mesh is torn or damaged.**
- (a) **Standard.** Rips or gouges in the screen mesh must be documented by the homeowner prior to completion. The screen panels shall fit properly.
 - (b) **Repair Responsibility.** The Builder will adjust screen panels to fit in the frame properly, one time only. Where tears or gouges are reported prior to completion, the Builder will repair or replace. If the Builder does not perform a walk-through, the Builder will be responsible for repairing tears and gouges if reported by the homeowner in writing no later than seven (7) days after completion.

- (1) **Molding and trim defects.**
 - (a) **Standard.** Some separation between moldings and adjacent surfaces (including casement, base, etc.) is normal and should be expected within certain tolerances.
 - (b) **Repair Responsibility.** Separation in excess of 1/4 inch will be repaired by caulking or other methods.
- (2) **Cracks in interior wall and ceiling surfaces.**
 - (a) **Standard.** Hairline cracks are not unusual in interior wall and ceiling surfaces. Cracks greater than 1/8 inch in width shall be repaired.
 - (b) **Repair Responsibility.** Builder will repair cracks exceeding 1/8 inch in width as required, one time only, during the first year of the Limited Warranty period.
- (3) **Nail pops, blister in Tape or other blemishes.**
 - (a) **Standard.** Slight "imperfections" such as nail pops, seam lines and cracks not exceeding 1/8 inch in width are common in gypsum wallboard installations and are considered acceptable.
 - (b) **Repair Responsibility.** Builder will repair only cracks exceeding 1/8 inch in width, one time only, during the first year of the Limited Warranty period.
- (4) **Ceramic Tile cracks.**
 - (a) **Standard.** Cracking of grout joints is common and should be expected within certain tolerances. Purchaser is responsible for routine maintenance of grout joints.
 - (b) **Repair Responsibility.** Broken tiles will be replaced and excessive cracking of grout joints will be repaired once. Builder is not responsible for discontinued patterns or colors or for variations in colors.
- (5) **Peeling of wallpaper or wall covering.**
 - (a) **Standard.** Wallpaper should not peel.
 - (b) **Repair Responsibility.** Builder is not responsible for peeling caused by owner negligence or use. Builder will repair or replace defectively installed wallpaper or wall covering. Builder not responsible for discontinued patterns or colors or variations in color.
- (6) **Edge mismatching in pattern of wall covering.**
 - (a) **Standard.** None.
 - (b) **Repair Responsibility.** None.
- (7) **Mildew on floors, base and moldings.**
 - (a) **Standard.** Mildew is caused by the humidity level maintained by the occupants of the home and is considered a maintenance item. In homes constructed on concrete slabs, more humidity level maintenance is required.
 - (b) **Repair Responsibility.** None.
- (8) **Variations in paneling color; scratches or checks on finished surfaces.**
 - (a) **Standard.** Plywood paneling pattern and color will often vary and is not considered a deficiency. Scratches and checks on the paneling surface are deficiencies, if reported before completion.
 - (b) **Repair Responsibility.** The Builder will repair damaged paneling, if such damage was documented on a walk-through inspection. If the Builder does not perform a walk-through, Builder will be responsible for repairing the defects, if reported by the homeowner in writing no later than seven (7) days after completion. The Builder is not responsible for discontinued variations.
- (9) **Lumps, ridges and nail pops in wallboard which appear after homeowner has wallcovering installed by others.**
 - (a) **Standard.** The homeowner shall insure that the surface to receive wallcovering is suitable and assumes full responsibility should lumps, ridges and nail pops occur.
 - (b) **Repair Responsibility.** None.

FLOORING AND COVERING

- (1) **Uneven joints in wooden floors and floor boards.**
 - (a) **Standard.** Squeaks and loose sub-flooring are usually passing conditions caused by lumber shrinkage or temperature changes and are not covered by this warranty unless caused by a defective joist in the floor system.
 - (b) **Repair Responsibility.** Uneven joints resulting in ridges or indentations exceeding 1/4 inch within a 32 inch area (measuring perpendicular to the ridge or indentation) will be repaired.

- (2) **Cracks between floor boards.**
 (a) **Standard.** Some separation is normal and should be expected within certain tolerances
 (b) **Repair Responsibility.** Separations exceeding 1/4 inch in width will be repaired by filling or replacing at the Builder's option.
- (3) **Nails popping through resilient flooring.**
 (a) **Standard.** Only nails which have broken through the floor covering will be repaired.
 (b) **Repair Responsibility.** The nail pops will be repaired or replaced at the sole option of the Builder in the area damaged. The Builder is not responsible for discontinued patterns or colors or for variations in color.
- (4) **Ridges in sub-floor.**
 (a) **Standard.** Minor ridges or indentations are common and should be expected within certain tolerances.
 (b) **Repair Responsibility.** Ridges or indentations in excess of 1/8 inch (measured with a straight edge perpendicularly over the ridge and the deflection measured no more than 3 inches from the ridge) will be repaired and affected floor covering will be repaired or replaced. Builder is not responsible for discontinued patterns or colors or for variations in color.
- (5) **Loose floor coverings.**
 (a) **Standard.** The Builder has sole option of repairing or replacing.
 (b) **Repair Responsibility.** The affected area will be repaired or replaced. Builder is not responsible for discontinued patterns or colors or for variations in color. Bubbles may be repaired by injecting adhesive through a cut placed in the flooring.
- (6) **Gaps in seams of resilient coverings.**
 (a) **Standard.** Minor gaps are common and should be expected within certain tolerances. When the purchaser installs flooring and covering, sub-floor preparation is his responsibility. If sub-floor repairs are to be made when the purchaser installs floor covering, the removal and replacement of the floor covering is the purchaser's responsibility.
 (b) **Repair Responsibility.** Minor gaps in excess of 1/8 inch will be repaired or replaced at the affected area. Builder is not responsible for discontinued patterns or colors or for variations in color. Builder is not responsible for flooring or coverings installed by purchaser.
- (7) **Gaps in carpet seams.**
 (a) **Standard.** Seams will be apparent. Spotting or fading of carpet is not covered by this warranty.
 (b) **Repair Responsibility.** The carpet will be repaired or restretched if necessary so gaps are not visible, only once.

CARPENTRY

- (1) **Walls which bulge, bow or are out-of-plumb.**
 (a) **Standard.** All interior and exterior walls have minor differences and routine differences should be expected within certain tolerances.
 (b) **Repair Responsibility.** Walls bowing more than 1/4 inch within a 32 inch measurement or 3/8 inch within a 4 foot measurement (floor to ceiling or wall-to-wall) will be repaired.

CABINETS AND COUNTER TOPS

- (1) **Counter-top or cabinet imperfections.**
 (a) **Standard.** None.
 (b) **Repair Responsibility.** Chips, cracks or delaminations will be repaired. Cracks and chips, including porcelain and fiberglass fixtures, not reported to the Builder prior to occupancy will not be covered by this warranty.
- (2) **Warping of doors and drawers.**
 (a) **Standard.** Minor warpage is common and should be expected within certain tolerances.
 (b) **Repair Responsibility.** Warpage in excess of 1/4 inch from the face of the cabinet will be repaired or the doors or drawers replaced. Builder is not responsible for variations in color.
- (3) **Cabinet separates from wall or ceiling.**
 (a) **Standard.** Some separation is common and should be expected within certain tolerances.
 (b) **Repair Responsibility.** Separation in excess of 1/4 inch will be repaired or the cabinet replaced.

COOLING AND HEATING (Coverage for one year only.)

- (1) **Cooling variations.**
 - (a) **Standard.** Where applicable, the cooling system should be able to maintain a temperature of 78 degrees (measured 5 feet above the center of the floor in the room where the thermostat is located) local outdoor ASHRAE specifications. In the case of excessive outdoor temperature, a 15 degree difference is acceptable. Purchaser is responsible for minor adjustments such as balancing dampers and registers. All rooms will vary in temperature by 5 or 6 degrees. This is acceptable under industry standards.
 - (b) **Repair Responsibility.** The Builder will repair the system so that it will perform as described.
- (2) **Heating variations.**
 - (a) **Standard.** Where applicable the heating system should be able to maintain a temperature of 70 degrees (measured 5 feet above the center of the floor in the room where the thermostat is located) under local outdoor ASHRAE specifications. Purchaser is responsible for minor adjustments such as balancing dampers and registers. On extremely cold days, a 5 to 6 degree difference between the actual inside temperature and the thermostat setting is acceptable. All rooms will vary in temperature by 5 to 6 degrees. This is acceptable under industry standards.
 - (b) **Repair Responsibility.** The Builder will repair the system so that it will perform as described.
- (3) **Heat Pump---continues to run.**
 - (a) **Standard.** On extreme outside temperatures the heating unit will work more frequently. If the unit still does not supply sufficient heat, the outside temperature setting on the unit may need to be adjusted.
 - (b) **Repair Responsibility.** None. This is a homeowner maintenance item. Please consult the manufacturer's instructions for use.
- (4) **Noisy ductwork.**
 - (a) **Standard.** When metal ducts heat and cool, some noise will result.
 - (b) **Repair Responsibility.** Builder will correct excessively loud noise only.
- (5) **Condensation Lines**
 - (a) **Standard.** None.
 - (b) **Repair Responsibility.** Condensation lines will clog eventually under normal use. This is a homeowner maintenance item. Builder shall provide unobstructed condensation lines as of the effective date of the Limited Warranty.

PLUMBING (Covered for one year only.)

- (1) **Pipes freeze and burst.**
 - (a) **Standard.** Purchaser is responsible for draining pipe lines supplying outside faucets.
 - (b) **Repair Responsibility.** Builder will insulate pipes to prevent freezing during normal winter temperatures.
- (2) **Plumbing fixture, appliance and trim fitting defects.**
 - (a) **Standard.** None.
 - (b) **Repair Responsibility.** Builder will correct leaks or malfunction in faucets, valves, appliances and trim fittings caused by defects in materials or workmanship.
- (3) **Noisy Pipes.**
 - (a) **Standard.** Expansion and contraction caused by water flow will cause some noise which is to be expected. Pipe noise is more pronounced in plastic piping.
 - (b) **Repair Responsibility.** Builder will correct only excessively loud pipe noises caused by "water hammer" in the supply lines.
- (4) **Cracks or chips in porcelain or fiberglass.**
 - (a) **Standard.** The purchaser should inspect these items and report them to the Builder prior to occupancy.
 - (b) **Repair Responsibility.** The Builder will be responsible for surface imperfections only if reported in writing prior to occupancy. Staining of fixtures is not covered by this warranty.

ELECTRICAL (Coverage for one year only.)

- (1) **Outlets, switches or fixtures.**
 - (a) **Standard.** Should operate as intended.
 - (b) **Repair Responsibility.** Defective outlets, switches and fixtures will be repaired or replaced.
- (2) **Consistently blown fuses or circuit breakers kicking off.**
 - (a) **Standard.** Builder will not be responsible if caused by overloads in the system.
 - (b) **Repair Responsibility.** Builder will inspect and repair any defects caused by Builder noncompliance with applicable building and electrical codes, or by defective wiring or components.
- (3) **Ground fault interrupter trips frequently.**
 - (a) **Standard.** 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.
 - (b) **Repair Responsibility.** Builder shall install ground fault interrupter in accordance with approved electrical code. Tripping is to be expected and is not covered, unless due to a construction defect.

**WARRANTY STANDARDS AND COVERAGE
FOR YEARS ONE AND TWO ONLY**

- (1) **Lack of water supply.**
 - (a) **Standard.** All on-site service connections to municipal water main and private water supply shall be the Builder's responsibility. Private systems shall be designed and installed in accordance with all approved building, plumbing and health codes.
 - (b) **Repair Responsibility.** Builder will repair if failure is the result of defective workmanship or materials. If conditions beyond Builder's control disrupt or eliminate the sources of the supply, the Builder has no responsibility. Potability of water is not covered by this warranty.
- (2) **Septic system fails.**
 - (a) **Standard.** Septic system should operate properly. Excessive use or failure to properly remove septage is not covered by this warranty.
 - (b) **Repair Responsibility.** Builder only will warrant against faulty workmanship and materials and will repair or replace to perform properly with the exception of the above mentioned items as well as:
 - 1. Excessive use of water such as overuse of washing machine and dishwasher; including their simultaneous use;
 - 2. Connection of sump pump, roof drains or backwash from water conditioner to the system;
 - 3. Placing of non-biodegradable items in the system;
 - 4. Addition of any harsh chemicals, greases, or cleaning agents, and excessive amounts of bleaches or drain cleaners;
 - 5. Use of a food waste disposer not supplied by the contractor;
 - 6. Placement of impervious services over the disposal area,
 - 7. Allowing vehicles to drive or park over the disposal area;
 - 8. Failure to periodically pump out the septic tank when required.
- (3) **Pipe leaks.**
 - (a) **Standard.** Condensation on pipes is normal and should be expected.
 - (b) **Repair Responsibility.** Builder will repair leaks.
- (4) **Clogged drain and sewers.**
 - (a) **Standard.** N/A.
 - (b) **Repair Responsibility.** Builder will repair only if caused by a defect in construction. Purchaser will pay for Builder's repair if not a construction defect.
- (5) **Ductwork separates.**
 - (a) **Standard.** Should not separate under normal conditions.
 - (b) **Repair Responsibility.** The Builder will repair.
- (6) **Wiring fails to carry specified electrical load.**
 - (a) **Standard.** Wiring should be capable of handling the required load.
 - (b) **Repair Responsibility.** Builder will correct to meet applicable building and electrical codes.

VI. Complaint and Claim Procedure

- A. **Step One.** Upon discovery of some fault or defect which you believe is covered by this agreement, you should first send a clear and specific **written** notice to your Builder. You must make your home available for inspections and repairs during normal working hours. **Notice to your Builder does not constitute notice to QBW.**
- B. **Step Two.** If, after receiving notice, your Builder does not correct the item(s) within a reasonable time, you should then give written notice of your complaint to QBW by certified mail, return receipt requested. Note that QBW must receive written notice of your complaint no more than thirty (30) days after the expiration of the applicable warranty period. If your complaint is received by QBW after 30 days from the expiration of the warranty on the item, it will **not** be honored. **Notice to your Builder does not constitute notice to QBW. Telephone discussions will not protect your rights.** The notice to QBW must include: your warranty number and effective date, your name, address and telephone number, Builder name and address, as well as a description of the defect and the warranty standard which applies specifying the page and section of the warranty, as well as all previous written correspondence to the Builder pertaining to the defect. Telephone complaints will not be honored as notice. Photographs are not necessary, but if supplied will not be returned.
- C. **Step Three.** QBW will review your complaint and, if necessary, QBW will cause an investigator, who may be an employee of QBW, to view the defect and to report to both you and your Builder. The investigator's report will be completed within twenty (20) days from the date of inspection, if an investigator visits your property. The report will state the Builder's obligations. Upon receipt of this report, you have thirty (30) days to accept the report. Where a claimed defect is filed that cannot be observed or determined under normal conditions, it is the homeowner's responsibility to substantiate that the condition does exist. Any cost involved shall be paid by the owner, and if properly substantiated, reimbursement shall be made by your Builder or QBW, whichever is liable for the claim.
- D. **Step Four.** If you disagree with the investigator's report, you have thirty (30) days to notify QBW and the Builder, in writing, that you disagree. In such event, disputed items shall be submitted for arbitration to the American Arbitration Association (AAA) or such other independent arbitration service as may be designated by QBW, for resolution in accordance with the New Home Warranty rules and regulations of the AAA or such other service. You must pay the cost of arbitration when filing a claim. Such arbitration shall be a condition precedent to the commencement of any litigation by the homeowner or builder arising out of or connected with the rights and obligations created by this Agreement. Upon delivery of an arbitration award ("Award") to the parties, any party may, within twenty (20) days, request an appeal of the Award. A request for appeal must be sent, together with the appropriate administrative fee, to QBW, with copies of the request simultaneously being sent to all other parties. Upon receipt of the request for appeal and the appropriate administrative fee, QBW will forward the application to the AAA, or other service, for administration. The AAA, or other service, will appoint an appellate arbitrator to determine if the original arbitrator exceeded the scope of his authority. The Appellate Arbitrator may not review any new or different complaints, but may modify or change the Award if he or she finds that the Award exceeds or does not meet the scope of the Warranty or its coverage. The AAA, or other such party will notify all parties of the decision of the Appellate Arbitrator, which will be final. The Builder and QBW have agreed to be bound by the final award of arbitration or appellate arbitration, as applicable, in all states. Judgment upon the final award rendered in arbitration may be entered in any court having jurisdiction in those states where such arbitration is binding upon all parties thereto. This request for Arbitration shall occur only after the investigation process has been completed if QBW determined that an investigation is necessary. If QBW determines that an investigation is not necessary, the matter will be referred to arbitration upon request and payment of the applicable fee. In states where this arbitration can be legally binding on all parties to the arbitration, then this arbitration is binding. In states where this arbitration is not binding on one or more parties to the arbitration, then arbitration in accordance with this contract shall be a condition precedent to the commencement of any litigation by the homeowner or builder to compel compliance with the warranty documents or to seek relief for any dispute arising out of this program.

1. **Acceptance.** If you accept the decision, you must sign a copy of that decision which will be provided for this purpose and you must then return the signed copy to QBW within thirty (30) days of its date. Your builder will then perform as required by the decision, but neither QBW nor the Builder will be responsible for damages caused or made worse by your delay in accepting the decision. If the decision places a time period on your Builder's performance, the time allowed will be measured from the date QBW receives your acceptance of the decision. Sixty (60) days will be the standard time for compliance, weather conditions permitting.
2. **Rejection.** If you decide to reject the decision, your Builder is under no obligation to perform.
3. **Right of Access.** You must provide the Builder, or if applicable, QBW, with reasonable weekday access during normal business hours in order to perform its obligations under this Agreement. Failure by you to provide such access to the Builder or QBW may relieve the Builder or QBW of its obligations under this Agreement.

NOTICE OF MAJOR STRUCTURAL DEFECT CLAIM TO QBW; TIME OF NOTICE

If you have a claim as the result of a Major Structural Defect occurring during the third through tenth years of this Agreement, you should notify QBW and QBW will investigate the claim. All such claims must be presented in writing to QBW (***not the Builder***) by certified mail, return receipt requested, within a reasonable time after the Major Structural Defect arises but in no event later than thirty (30) days after the expiration of the term of this Agreement. Claims received after this period will not be honored. Notice should include the information requested in item B above.

VII. Legal Actions.

This Agreement provides a procedure for you to give notice to both the Builder and QBW of potential claims, to have an inspection at no cost to you, and to give the Builder or QBW, as appropriate, an opportunity to fulfill their obligations hereunder. If you institute legal proceedings against the Builder or QBW for any obligation arising or claimed to have arisen under this Agreement prior to giving the Builder or QBW the proper notices and opportunities to cure provided under this Agreement and prior to using the dispute settlement procedure herein, you agree to indemnify the Builder and QBW for all costs and expenses of such litigation, including reasonable attorneys' fees, regardless of whether you have otherwise legitimate claim under this Agreement. For purposes of this Agreement, litigation shall include arbitration proceedings. In the event you commence any legal action against QBW, prior to complying with all steps in the complaint procedure, you agree to reimburse QBW, or any other agent of QBW, for all of its costs and expenses of litigation, including reasonable attorneys' fees.