

# Home Warranty Guide



**GENERATION HOMES**  
N O R T H W E S T



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## Welcome and Overview

Congratulations and thank you for choosing Generation Homes Northwest. Your new home is backed by a limited 1-year warranty through Generation Homes Northwest. Please note that this is not an insurance policy.

In our continuing effort to provide you with the best possible service, we have assembled this booklet to help you understand the coverages and standards of your limited warranty.

Please take the time to read and understand the warranty. Again, thanks for choosing Generation Homes Northwest.



## Emergency Request

Service work that needs attention immediately should be handled by contacting the Generation Homes Northwest Warranty Team during normal business hours. If the emergency request is on a weekend or after hours, please contact the subcontractor directly.

### Generation Homes Northwest

- Email: [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com)
- Mailing Address: 7720 NE Hwy 99 Ste. D320, Vancouver, WA 98665

In the event that neither Generation Homes Northwest nor the responsible subcontractor is available, it is the Home buyers responsibility to contact a qualified sub-contractor on their own. Generation Homes Northwest will reimburse such charges only if an attempt has been made to contact both Generation Homes Northwest by email and phone, and the responsible subcontractor by phone first, during the one year warranty term.

### List of Subcontractors: (In Case of Emergency)

- Prairie Electric (360) 573-2750
- Service First (Heating & Cooling) (360) 591-7274
- N.W. Natural Gas 24 Hour Emergency Line (800) 882-3377
- Homola Plumbing (360) 607-8576
- Clark Public Utilities (360) 992-3000
- Clark Regional Wastewater (Sewer) (360) 750-5876

## General Service Request

All Warranty requests should be submitted via email to: [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com).

Please include a detailed description and photos with all requests. Serious, functional and safety items can be addressed at any time during the warranty period. Minor cosmetic issues such as sheetrock touch ups and grout cracks will be addressed at the one-year warranty.

### 1-Year Warranty Request Process

Near the 11th month, compile a list of items that need repair, along with supporting pictures and email to [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com) and our warranty department will determine what is covered.

The warranty department will send out a DocuSign outlining all warrantable items that will be repaired. After that is signed, we then reach out to the sub-contractors who will schedule repairs with you.

### Maverick 2-10 Warranty

As an additional service to our valued clients, Generation Homes Northwest has provided an extended 3rd party warranty through Maverick. This 2-10 Warranty provides 2-year system and 10-year structural coverage. You will receive a copy of your Maverick 2-10 Warranty package via mail directly from Maverick after the closing of your home.

## Home Maintenance

Keeping up with smaller maintenance tasks around your home has a lot of advantages, other than just peace of mind. Regular home maintenance takes little effort yet goes a long way when it comes to preventing surprise damage.

Maintaining your home not only keeps your costs down but also maintains your home's value, should you ever want to sell. We've compiled the most important things to routinely maintain in your home.

### Monthly Maintenance

There are many easy monthly items that require some visual checks and possibly a quick remedy to a problem.

#### Test Your Outlets

If you haven't located all the GFCI outlets in your new home, this is a good time to do so. Ground Fault Circuit Interrupter Outlets can be found in your bathrooms, kitchen, or anywhere damp or wet conditions could occur. Pick up a GFCI tester at your hardware store for accurate results. It's just a quick click and reset for each outlet.

#### Inspect HVAC filters

A great habit to get into is checking your home's HVAC filters monthly. Pets, open windows, or even your family's allergies can affect the frequency of how often you'll need to change your filters.

By checking yours regularly, you'll be aware of the best schedule for your home. Note the size and air flow direction when removing the old filter. Mark the installation date on the actual clean filter when swapping out the old filter. Clean air filters help your central air system run more efficiently and keep your home cleaner. Keep spares on hand.

#### Clean Range Hood Filters

Often, homeowners don't realize that this is necessary. Pop it out and give it a soak in your sink with some hot water and dish detergent. After a good brushing and rinsing, and before you reinstall it, wipe the surrounding area down to remove grease. This little task will help your kitchen smell better and reduce the risk of fire.

#### Check for Leaks in the Bathroom

Even small leaks in bathrooms can run up water bills, stain fixtures, create mineral build-up, or cause water damage to wood. Use your flashlight to check under the sink for drips or water damage. Check and clean the aerators in your tub, shower, and sink faucets. Look for rusty spots in sinks and tubs that can indicate a slow drip.

#### Check Smoke/Carbon Monoxide Detectors

Remove the cover, make sure everything is dry and clean, and push the test button. We recommend checking detectors monthly.



## Semi-Annual Maintenance

Schedule these items twice a year, and you'll help to avoid repairs, keep your utility bills down, and could prevent potential long-term damage.

### Inspect Grout and Tiles

Check any tiled areas for cracks, loose caulk or grout, or other damage. This is especially important around sinks, tubs, or any other areas that are exposed to water. While you're inspecting, make a note of any spots that could use a little extra cleaning with white vinegar, water, and a brush.

### Vacuum Refrigerator Coils

After unplugging the appliance, use a brush to loosen any dirt or dust from the coils and cover plates at the back and front of your fridge, then vacuum up the excess.

### Maintain Drains

Check all drain locations to ensure that your sink, tub, and dishwasher drains are working well and free of debris.

## Annual Home Maintenance

Setting up a checklist of annual maintenance items for your home should include items that are specific to your lifestyle and area. These items are a great place to start!

### Clean Sediment from Hot Water Heaters

If you're new to taking care of your hot water heater, you may be surprised that there's any maintenance involved. However, sediment can build up, especially in areas with hard water. If you're noticing mineral deposits on your faucets, you should likely perform a tank flush annually.

### Dryer Exhaust Cleanout

Dryer exhaust in your laundry area is another one of those slightly invisible home features that should be checked every year for safety and performance. Lint builds up and can clog the tube that snakes from behind your dryer and into the wall. After pulling out your dryer, you'll need to disconnect this tube from the wall so that you can vacuum out all the fuzz and lint. This will help your dryer work better.

### Septic Tank Check

If you have a septic tank, schedule an annual visit from a professional to inspect and pump out your tank, if needed. This is another part of home maintenance where it's far better to be proactive than reactive!

## Spring Maintenance

These spring-cleaning chores will ensure that you're all ready to enjoy open windows, time outside, and a smooth transition into warmer weather and outdoor activities.

### Trim Shrubs and Keep Up with Landscaping

Trim and shape your shrubs before the big growing season arrives. Spring is also a great time to go ahead and add mulch to flower beds, check your sprinkler system, and do a general cleanup of your yard.

### Check Window Screens

Make sure that all your window screens still fit tightly in their frames, with no gaps or warping. If there are tears or rips, have them repaired.

## Fall Maintenance

Preparing for Fall and Winter is best done before Autumn arrives. It may seem strange to start some of these home maintenance tasks before it gets cold – but you'll be ahead of potential issues.

### Check for Drafts Around Windows

Make sure any weather stripping is tight, caulk is intact, and storm windows are not loose in their frames. Adding appropriate weatherproofing and sealing around all your home's doors and windows is also an easy way to lower your energy bills.

### Clean Gutters and Check the Roof

Leaves and debris can create a blockage quickly! Make sure all gutters are directing water to your downspouts. Any inspection of the roof should include checking for loose shingles, damage to flashing, and spots where water has backed up above the gutters.

### Replace Your Heating System Air Filter

Before you begin using your furnace, be sure to put in a new air filter. This will ensure that your system is operating efficiently.

### Insulate Hose Bibs

Ensure any hoses or adapters are disconnected from any hose bibs, and insulate hose bibs prior to any cold spells.

### Sprinkler Line Shut Off

Shut off your sprinkler system at the sprinkler main and consult with your landscaper regarding winterizing the system..

### Test Sump Pump

When heading into wetter seasons, it is important to test your sump pump (if a unit is installed in your crawl space) so it can remove any water that finds its way under your house.

# I. WORKMANSHIP AND SYSTEMS

## 1. WHAT IS COVERED

During the first year (hereafter referred to as Warranty Term), which commences on the closing day, or issuance of the occupancy permit, whichever occurs first, Generation Homes Northwest warrants that all homes will be free from:

A. Defects in materials or workmanship as defined in the Residential Construction Quality Standards, except as they apply to defects in appliances, fixtures, equipment, and other manufactured items of any type which are covered in accordance with the manufacturer's warranty;

B. Defects in the electrical, plumbing, and mechanical systems as defined in the Residential Construction Quality Standards.

## 2. WHAT GENERATION HOMES NORTHWEST WILL DO

If a covered defect first occurs during the applicable Warranty Term (one year) and such defect is reported within the time period described below, Generation Homes Northwest will repair, replace or pay the Homebuyer the reasonable cost of repairing or replacing the defective item. Generation Homes Northwest will not be responsible for removing, repairing, replacing or paying for any homebuyer-installed items such as: fences, landscaping, sprinkler systems, furniture, wallpaper or other homebuyer added improvements. Generation Homes Northwest is responsible for making corollary repairs if the repair of a defect causes damage to another item covered by this warranty.

## 3. WHAT THE HOMEBUYER MUST DO

If the Homebuyer discovers what appears to be a covered defect, which first occurred during the applicable Warranty term, the Homebuyer must send a service request to warranty@generationhomesnw.com (identifying the date of the defect's occurrence). This written notice must be received by the Generation Homes Northwest Business Office no later than the expiration of the applicable Warranty Term or COVERAGE WILL BE DENIED. This procedure is extremely important. In case of an emergency problem, the Homebuyer must notify Generation Homes Northwest immediately in order that further damages can be mitigated. If the Homebuyer is unable to notify Generation Homes Northwest, the Homebuyer should contact the subcontractor. If neither Generation Homes Northwest nor the subcontractor's office is available for emergency authorization, the Homebuyer should take immediate action so that further damages can

be mitigated and report the emergency to the Generation Homes Northwest business office on the next business day. Any unauthorized repairs will not be reimbursed to the Homebuyer unless they have followed the above procedures.

## 4. RESALE

All rights and obligations of the Homebuyer hereunder shall fully transfer to each successor in title to the home, including any mortgagee in possession, for the remainder of the Warranty Term and any such transfer shall in no way affect or reduce the coverage under this warranty for its unexpired term. There is no limit to the number of such transfers during the Warranty Term, nor any cost hereunder as a result of such successions.

## 5. EXCLUSIONS

This warranty does not apply to:

A. Defects in outbuildings, including detached garages and detached carports. (except outbuildings which contain the plumbing, electrical, heating, cooling or ventilation systems serving the home); swimming pools and other recreational facilities; driveways; walkways; patios; decks; boundary walls; retaining walls and bulkheads (except where boundary walls, retaining walls and bulkheads are necessary for the structural stability of a covered building); fences.

B. Landscaping (including sod, seeding, shrubs, trees, and plantings); sprinkler systems; or any other improvements not a part of the home.

C. Damage to real property which is not a part of the home;

D. Damage to or defects in concrete floors of attached garages that are built separate from the foundation walls or other structural elements of the home;

E. Bodily or personal injury of any kind (including physical or mental pain and suffering and emotional distress), medical, hospital, rehabilitation or other incidental expenses, damage to personal property, or damage to any property of others;

F. Any loss or damage which the Homebuyer has not taken appropriate action to minimize as soon as practicable (see Homebuyer Responsibilities);

G. Any defect in material or work supplied by anyone other than Generation Homes Northwest or its employees, agents or subcontractors, and any covered defect which was caused by defective material or work supplied by anyone other than Generation Homes Northwest or its employees, agents or subcontractors;

H. Loss of use, loss of opportunity, loss of market value, loss of rental value or any other consequential loss (except to the extent that any such exclusion is not permitted by law);

I. Defects in any property which was not included in the original home delivered for the original final sales price; Any damage to the extent it is caused or made worse by:

J. Negligence, improper maintenance or improper operation by anyone other than Generation Homes Northwest or its employees, agents or subcontractors;

K. Failure by the Homebuyer to give prompt and proper notice to Generation Homes Northwest's office of any defects;

L. Changes of the grading of the ground, including the Homebuyers' failure to maintain the original grade, that do not comply with accepted grading practices;

M. Loss or damage not caused by a defect or deficiency in the design or construction of the home by Generation Homes Northwest, or its employees, agents or subcontractors;

N. Loss or damage externally caused, including, but not limited to; acts of God, riot or civil commotion, windstorm, fire, explosion, smoke, water, hail, lightening, falling trees or other objects, aircraft, vehicles, flood, mud slides, earthquakes, volcanic eruption, radon or other gases, abuse or use of the home, or any part thereof, beyond the reasonable capacity of such part for such use, or by any other external cause;

O. Changes in the level of the underground water table which were not reasonably foreseeable at the time of construction of the home;

P. Subsidence or soil movement which was not reasonably predictable;

Q. Any loss, damage, defect, cost or expense which is caused, in whole or in part, by any peril or occurrence for which compensation is provided by state legislation, or which is covered by other insurance or public funds to the extent that such compensation is paid by such other providers;

R. Insect damage, vermin, radiation, pollution, or toxic substances of any kind;

S. Any loss or damage which arises while the home is being used primarily for nonresidential purposes;

T. Any condition which does not result in actual physical damage to the home;

U. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to relocation during repair, or any other costs due to loss of use, inconvenience or annoyance;

V. Normal wear and deterioration;

W. Dampness or condensation due to the failure of the

Homebuyer to maintain adequate ventilation;

X. Failure by the Homebuyer, or by anyone other than Generation Homes Northwest or its employees, agents or subcontractors, to comply with the warranty requirements of manufacturers of appliances, equipment of fixtures;

Y. Glass breakage;

Z. Structural slab foundation systems that have experienced some movement but are within the foundation's design performance criteria;

Since this warranty covers only those defects which first occur during the Warranty Term, any homeowner-acknowledged, pre-existing condition, such as "walk-through" or "punch list" items are not covered;

Structural damage caused by heavy furniture such as pianos, hot tubs, waterbeds, etc. without first confirming appropriate engineering.

## 6. GENERAL

This warranty gives the Homebuyer and Generation Homes Northwest specific legal rights. Both parties may have other rights which vary from state to state.

This warranty is independent of the contractual arrangement between the Homebuyer and Generation Homes Northwest for the construction of the home and/or its sale. A contractual arrangement includes, but is not limited to, Builder substitutions or changes in plans, specifications, or materials.

The Homebuyer must allow Generation Homes Northwest, and/or subcontractor access to the home during normal business hours when the home requires warranty or claim servicing.

Any item requiring repair or replacement which cannot be repaired or replaced with products readily available in the standard marketplace will be replaced or repaired with products of similar kind and quality which are readily available.

If the performance of Generation Homes Northwest or its subcontractor of any of their obligations hereunder is delayed by factors beyond its reasonable control, including (but not limited to) acts of God, strikes, non-availability of materials, acts of government, civil commotion, etc., will be excused from performing until the effects of such events are remedied.

Generation Homes Northwest will not be responsible for removing, repairing, replacing, or paying for any Homebuyer installed items such as: fences, landscaping, sprinkler systems, furniture, wallpaper or other Homebuyer added improvements, unless these items were originally provided by Generation Homes Northwest.

## II. STRUCTURAL COVERAGE

### 1. WHAT IS COVERED

This limited warranty covers structural defects in the home which first occur during the one-year Warranty Term, which commences on the day that settlement, occupancy or closing occurs (whichever occurs first). If the home is a condominium unit, the warranty also covers structural defects in the common elements which first occur during the Warranty Term for common elements. The common elements covered are those structural elements contained in the building in which the home is located and which the home shares with other units in the building. The Warranty Term for common elements coverage commences when the main structure containing covered units is completed.

A "Structural Defect" is actual physical damage to the following designated load-bearing portions of the home caused by failure of such load-bearing portions which affect their load-bearing function to the extent that the home becomes unsafe, unsanitary, or otherwise unlivable:

- Foundation systems and footings
- Beams
- Girders
- Lintels
- Columns
- Walls and partitions
- Floor Systems
- Roof framing systems

Examples of non-load-bearing elements which are deemed NOT to have Structural Defect potential are:

- (a) non-load-bearing partitions and walls;
- (b) wall tile or paper, etc.;
- (c) plaster, laths, or drywall;
- (d) flooring and sub-flooring material;
- (e) brick, stucco, stone or veneer; any type of exterior siding;
- (f) roof shingles, sheathing, and tar paper;
- (g) heating, cooling, ventilating, plumbing, electrical & mechanical systems;
- (h) appliances, fixtures or items of equipment;
- (i) doors, trim, cabinets, hardware, insulation, paint, stains;
- (j) basement and other interior floating, ground-supported concrete floor slabs.

### 2. WHAT GENERATION HOMES NORTHWEST WILL DO

Subject to the warranty limits defined below, if a structural defect is covered by this warranty, Generation Homes Northwest, on a claim made by the Homebuyer, will repair, pay for and/or replace the structural defects or make arrangements for such repairs and/or replacements. Generation Homes Northwest shall have the sole and complete discretion to determine the methods and manners for repairing and/or replacing structural defects. No repairs or replacements made under the terms and conditions of the warranty shall act to extend the one year Warranty Term.

The repair of a structural defect is limited to (1) the repair of damage to the load-bearing portions of the home which is necessary to restore their load-bearing function; (2) the repair of designated non-load-bearing portions, items or systems of the home damaged by the structural defect, which conditions make the home unsafe, unsanitary, or otherwise unlivable (such as the repair of inoperable windows, doors and the restoration of damaged electrical, plumbing, heating, cooling, and ventilating systems); and (3) the repair and cosmetic correction of only those surfaces, finishes, and coverings, original with the home, damaged by the structural defect, or which require removal and replacement to repair the structural defect, or to repair other damage directly attributable to the structural defect. Generation Homes Northwest will not be responsible for removing, repairing, replacing, or paying for any Homebuyer-installed items such as: fences, landscaping, sprinkler systems, furniture, wallpaper or other Homebuyer-added improvements.

### 3. WHAT HOMEBUYER MUST DO

If a structural defect first occurs during the Warranty Term, the Homebuyer must first notify Generation Homes Northwest of the defect (see Emergency Request process or General Service Request process). As a part of the evaluation process, Generation Homes Northwest shall do one or all of the following:

1. Inspect the defect, damage or problem as reported by the Homebuyer within five (5) business days.
2. Take photographs, if possible, which clearly reflect the damage as reported;
3. Prepare a brief narrative describing the problem and provide an opinion as to the cause and origin of the problem, whether or not Generation Homes Northwest agrees that a structural defect exists, as well as the ultimate result of the problem should no corrective measures be taken.

### 4. RESALE

All rights and obligations of the Homebuyer hereunder shall fully transfer to each successor in title to the home, including any mortgagee in possession, for the remainder of the Warranty Term and any such transfer shall in no way affect or reduce the coverage under this warranty for its unexpired term.

### 5. CONDOMINIUM/DUPLEX

If the home is a condominium or duplex unit, by accepting this Limited Warranty, the Homebuyer agrees to and understands that he/she will allow access to, on, through or within the premises during normal business hours (after receiving reasonable notice from Generation Homes Northwest or subcontractor), so that repairs may be made to any adjoining or adjacent unit common elements area. The Homebuyer also agrees to and understands that if emergency repairs are required (which would be the responsibility of Generation Homes Northwest), and the Homebuyer cannot be contacted within a reasonable period of time, the Homebuyer waives such notice. Any such entry, with or without an emergency, shall be made with as little inconvenience as possible to the Homebuyer.

### 6. GENERAL

If Generation Homes Northwest or a subcontractor's performance of any of its obligations is delayed by any event outside of Generation Homes Northwest or the subcontractors control, they will be remedied. Examples of such events are acts of God, war, riot, civil commotion, sovereign conduct, or acts of persons who are not parties of this warranty.

No one is authorized to change, alter or add to this warranty without the express written consent of Generation Homes Northwest.

This warranty is independent of the contractual arrangement between the Homebuyer and Generation Homes Northwest for the construction of the home and/or its sale. Nothing contained in such contract or any other contract between Generation Homes Northwest and Homebuyer can restrict or override the provisions of this warranty. A contractual arrangement includes, but is not limited to, Generation Homes Northwest substitutions or changes in plans, specifications, or materials.

The Homebuyer must allow Generation Homes Northwest or subcontractors access to the home during normal business hours when the home requires claim servicing.

Any item requiring repair or replacement which cannot be repaired or replaced with products readily available in the standard marketplace will be replaced or repaired with products of similar kind and quality which are readily available.

## III. RESIDENTIAL CONSTRUCTION QUALITY STANDARDS

The following construction quality standards are standards that have been developed and accepted by the residential construction industry in general. While it is virtually impossible to develop a construction quality standard for each possible deficiency, the construction industry has attempted to isolate the most common actual physical damage deficiencies that occur and in so doing, list the extent of Generation Homes Northwest, and Homebuyer responsibility. Where a specific construction quality standard has not been specified, the standard practice of the warranty will apply.

The Homebuyer should be aware that all new homes go through a period of expansion, contraction, and movement. During this period, the home may experience some minor material shrinkage, cracking and other events which are unavoidable and considered normal. The Homebuyer should also be aware that he/she is responsible for proper home maintenance, such as maintaining builder-set grades around the house. Any damage caused by Homebuyer negligence, improper maintenance or changes, alterations, or additions performed by anyone other than Generation Homes Northwest, its employees, or subcontractors is excluded from the warranty.

### 1. SITE WORK

#### A. Excavating and Backfilling

**1. DEFICIENCY: Settling of ground around foundation, utility trenches or other filled areas.**

**STANDARD:** Settling of ground around utility trenches or other filled areas; maximum allowable 6 inches. Settling of backfill around foundation shall not interfere with water drainage away from house. **CORRECTION:** Upon request from the buyer, Generation Homes Northwest or one of its subcontractors shall backfill excessively settled areas one time only during the one-year warranty term. The owner shall be responsible for any grass, shrubs, or other landscaping affected by placement of such fill.

#### B. Site Drainage

**1. DEFICIENCY: Water in crawl space.**

STANDARD: Crawl spaces should be graded and drained properly to prevent water from accumulating in the crawl space area. CORRECTION: Generation Homes Northwest is responsible for providing proper grading and drainage of crawl space areas. Water should dissipate from the crawl space in a reasonable time (usually 7 to 14 days) depending on soil type and ground conditions. Water that rises over the concrete pier pads or touches any part of wood structure is considered excessive and needs to be remedied by approved methods.

## 2. CONCRETE

### A. Expansion and Contraction Joints

#### 1. DEFICIENCY: Separation or settling of concrete slabs within the structure or at expansion and contraction joints.

STANDARD: Concrete slabs within the structure are designed to move at expansion and contraction joints. Movement caused by expansion and contraction should not cause cracks and voids to appear in the slab. CORRECTION: Generation Homes Northwest to take whatever corrective action is necessary to repair excessive cracks and voids. If cracking and movement are within designed tolerances (1/4") then no correction is necessary.

### B. Cast-In-Place Concrete (Non-Structural)

#### 1. DEFICIENCY: Basement or foundation wall cracks.

STANDARD: Non-structural cracks are not unusual in concrete foundation walls. Such cracks greater than 1/8 inch are considered excessive. CORRECTION: Generation Homes Northwest shall repair non-structural cracks in excess of 1/8 inch. Surface patching is acceptable for non-structural cracks.

#### 2. DEFICIENCY: Uneven concrete floors.

STANDARD: Concrete floor in basements or rooms designed for habitability should not have pits, depressions or areas of unevenness that would prevent its use as a finished floor or exceeding 1/4 inch slope in 32 inches. The floor slope, unless designed for specific drainage purposes, shall not exceed 1/240 of the room width. Structural slab foundation systems that have experienced some movement but are within the foundation's design performance are excluded from this standard. CORRECTION: Generation Homes Northwest to correct or repair to meet the above standard.

#### 3. DEFICIENCY: Pitting, scaling, etc. of non-excluded concrete work and attached porch concrete work supported by a foundation system.

STANDARD: Concrete surfaces should not disintegrate to the extent that the aggregate is exposed under normal conditions

of weather and use. CORRECTION: Generation Homes Northwest to take whatever corrective action necessary to repair or replace defective concrete surfaces. Generation Homes Northwest is not responsible for deterioration caused by salt, chemicals, mechanical implements, and other factors beyond Generation Homes Northwest' control.

#### 4. DEFICIENCY: Excessive powdering or chalking of non-excluded concrete surfaces.

STANDARD: Powdering or chalking of concrete surfaces is not permissible but should not be confused with surface dust. CORRECTION: Generation Homes Northwest shall take whatever corrective action is necessary to repair or resurface defective areas.

#### 5. DEFICIENCY: Standing water on stoops.

STANDARD: Water should drain from outdoor stoops and steps. During and immediately following rain, minor standing water is permissible. CORRECTION: Generation Homes Northwest shall take corrective action to assure drainage of stoops and steps.

#### 6. DEFICIENCY: Cracking of basement floor.

STANDARD: Minor cracks in concrete basement floors are normal. Cracks exceeding 1/4 inch width or 1/8 inch in vertical displacement are considered excessive. CORRECTION: Generation Homes Northwest will repair cracks exceeding maximum tolerances by surface patching or other methods as required.

#### 7. DEFICIENCY: Cracking of attached garage slab.

STANDARD: Cracks in garage slabs in excess of 1/4 inch or 1/4 inch in vertical displacement are considered excessive and unacceptable. (See expansion joints) CORRECTION: Generation Homes Northwest shall repair excessive cracks as required.

#### 8. DEFICIENCY: Cracking, settling, heaving, or separating of structurally attached stoops or steps.

STANDARD: Stoops or steps should not settle, heave, or separate in excess of 1 inch in relation to the house structure. No cracks except hairline cracks (less than 1/4 inch) are acceptable in structurally attached concrete stoops. CORRECTION: Generation Homes Northwest shall take whatever corrective actions are required to meet acceptable standards.

#### 9. DEFICIENCY: Cracks in structurally attached patios with footing or foundation system.

STANDARD: Cracks in excess of 1/4 inch or 1/8 inch in vertical displacement are considered excessive and unacceptable in

structurally attached patios. CORRECTION: Generation Homes Northwest to repair as required.

## 3. MASONRY

### A. Unit Masonry (Non-Structural)

#### 1. DEFICIENCY: Basement or foundation non-structural wall cracks.

STANDARD: Small non-structural cracks are not unusual in mortar joints of masonry foundation walls. Such cracks greater than 1/8 inch in width are considered excessive. CORRECTION: Generation Homes Northwest shall repair non-structural cracks in excess of 1/8 inch by pointing or patching. These repairs should be made toward the end of the warranty period.

#### 2. DEFICIENCY: Cracks in masonry walls or veneer.

STANDARD: Small cracks are common in mortar joints of masonry construction. Cracks greater than 1/4 inch in width are considered excessive. CORRECTION: Generation Homes Northwest will repair cracks in excess of 1/4 inch by patching. These repairs should be made toward the end of the one-year warranty period to permit normal stabilization of the home.

## 4. WOOD AND PLASTICS

### A. Rough Carpentry

#### 1. DEFICIENCY: Floor squeak or sub-floor movement.

STANDARD: Floor squeaks and sub-floor movement are often temporary conditions common to new home construction. CORRECTION: Generation Homes Northwest should locate and make a reasonable effort to correct the problem.

#### 2. DEFICIENCY: Uneven wood floors.

STANDARD: Finished floors should not have ridges or depressions exceeding 1/4 inch in a 32 inch measurement, when measured parallel to the floor joists. The floor slope within any room shall not exceed 1/240 of the room width. Allowable floor and ceiling joist deflections should be taken into consideration when measuring. CORRECTION: Generation Homes Northwest will correct to standard only if caused by structural defect.

#### 3. DEFICIENCY: Bowed walls.

STANDARD: All interior and exterior walls have slight variances on their finished surfaces. Bowing of walls should not detract from or blemish the walls finished surface. Allowable structural deflections are governed by the approved building code specifications, however bowing greater than

1/240 of the wall length will be considered unacceptable. CORRECTION: Generation Homes Northwest will repair interior and exterior walls as required.

#### 4. DEFICIENCY: Out of plumb walls.

STANDARD: Walls should not be more than 1/2 inch out of plumb for any 8 foot vertical measurement. CORRECTION: Generation Homes Northwest to repair to meet the above standard.

### B. Finish Carpentry- Interior

#### 1. DEFICIENCY: Quality of interior trim workmanship.

STANDARD: Joints in moldings or joints between moldings and adjacent surfaces should not result in joints exceeding 1/8 inch in width. CORRECTION: Generation Homes Northwest will repair defective joints, as defined above. Caulking is acceptable.

### C. Finish Carpentry- Exterior

#### 1. DEFICIENCY: Quality of exterior trim workmanship.

STANDARD: Joints between exterior trim elements, including siding, and masonry should not result in open joints in excess of 3/8 inch. In all cases the exterior trim, masonry and siding shall be capable of performing its function to exclude the elements. CORRECTION: Generation Homes Northwest will repair open joints. Caulking is acceptable.

## 5. THERMAL AND MOISTURE PROTECTION

### A. Waterproofing

#### 1. DEFICIENCY: Leaks in basement.

STANDARD: Leaks resulting in actual trickling of water are unacceptable. However, leaks caused by improper landscaping installed by the owner, or failure of owner to maintain proper grades that have been stabilized by Generation Homes Northwest are not covered by this warranty. Dampness of the walls may occur in new construction and is not considered a deficiency. CORRECTION: Generation Homes Northwest shall take such action as necessary to correct basement leaks except where the cause is determined to result from owner negligence.

#### 2. DEFICIENCY: Leaks due to snow or rain being driven into the attic through vents or louvers.

STANDARD: Attic vents and/or louvers must be provided in order to properly ventilate your house. Infiltration of rain or snow depends on the force and direction of the wind. CORRECTION: Generation Homes Northwest is not responsible for force and direction of driving rain or snow.

## B. Insulation

### 1. DEFICIENCY: Insufficient insulation.

STANDARD: Insulation should be installed in accordance with applicable energy and building code requirements. CORRECTION: Install insulation in sufficient amounts to meet above standards.

## C. Roofing and Siding

### 1. DEFICIENCY: Ice build-up on roof.

STANDARD: During prolonged cold spells, ice build-up is likely to occur at the eaves of a roof. This condition occurs when snow and ice accumulate, and gutters and downspouts freeze up. CORRECTION: This is a Homeowner maintenance item unless the roof design is found to be improper for the weather conditions associated with the area.

### 2. DEFICIENCY: Roof or flashing leaks.

STANDARD: Roof and flashing should not leak under normally anticipated conditions, except where the cause is determined to result from severe weather conditions, such as ice build-up. CORRECTION: Generation Homes Northwest shall correct or repair any verified roof leaks.

### 3. DEFICIENCY: Delamination of veneer siding or joint separation.

STANDARD: All siding shall be installed according to the manufacturers and industry's accepted standards. Joint separation and delamination are not acceptable except where the manufacturer indicates that some shrinkage may be anticipated. CORRECTION: All siding material deficiencies shall be reported to, and any claims made to the siding manufacturer. If the siding has been delaminated because of workmanship, and not covered by the siding warranty, then Generation Homes Northwest will make the necessary replacement. Damage caused by the owner's failure to maintain the siding properly is not covered. If it is a caulking issue Generation Homes Northwest will re-caulk during the one-year warranty term. Repaired areas of previously finished material may not match in color and/or texture. The owner can expect that the newly painted surface may not match the original surface in color. Original color could be faded.

## D. Flat Built-Up Roofing

### 1. DEFICIENCY: Standing water on flat built-up roof.

STANDARD: Water should drain from a flat built-up roof, with minimum ponding. CORRECTION: Generation Homes Northwest shall take corrective action to assure proper drainage of roof.

## E. Flashing, Sheet Metal, Gutters

### 1. DEFICIENCY: Flashing, valley, gutters and/or downspouts leak.

STANDARD: Flashing, valleys, gutters and downspouts must not leak but gutters may overflow during heavy rain. It shall be the Homeowner's responsibility to keep gutters and downspouts free from leaves and debris which could cause excessive overflow. CORRECTION: Generation Homes Northwest will repair leaks.

### 2. DEFICIENCY: Water stands in gutters.

STANDARD: When gutter is unobstructed by debris, the water level may not exceed 1 inch. CORRECTION: Industry practice is to install gutters with slight amounts of pitch. It is possible that small amounts of water will stand in certain sections of the gutter immediately after a rain.

### 3. DEFICIENCY: Leaks in exterior walls due to inadequate caulking.

STANDARD: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to prevent the entry of water. Properly installed caulking will shrink and must be maintained by the Homeowner during the life of the home. CORRECTION: Generation Homes Northwest shall repair, tape or caulk joints or cracks in exterior wall surfaces as required to correct deficiency.

## 6. DOORS AND WINDOWS

### A. Wood and Plastic Doors

#### 1. DEFICIENCY: Warping of exterior doors.

STANDARD: Exterior doors will warp to some degree to temperature differential on inside and outside faces. However, they should not warp to the extent that they become inoperable or cease to be weather resistant or exceed National Woodwork Manufacturer's Association standards (1/4 inch). CORRECTION: Generation Homes Northwest will correct or replace and refinish defective doors to match existing doors as nearly as possible.

#### 2. DEFICIENCY: Warping of interior passage and closet doors.

STANDARD: Interior doors (full openings) should not warp to exceed National Woodwork Manufacturer's Association standards (1/4 inch) provided the proper levels of humidity have been maintained in the home. CORRECTION: Generation Homes Northwest will correct or replace and refinish defective doors to match existing doors as nearly as possible.

#### 3. DEFICIENCY: Shrinkage of insert panels showing raw wood

edges.

STANDARD: Panels will shrink and expand and may expose unpainted surfaces. CORRECTION: None; Generation Homes Northwest is not responsible.

#### 4. DEFICIENCY: Split door panel.

STANDARD: Split panels should not allow light to be visible or allow the weather to get through the door. CORRECTION: If light is visible or the weather is getting through the door, Generation Homes Northwest will fill split to match paint or stain as closely as possible, once during the one-year warranty term.

## B. Garage Doors on Attached Garage

### 1. DEFICIENCY: Garage door fails to operate properly.

STANDARD: Garage door should operate properly. CORRECTION: Generation Homes Northwest shall correct or adjust garage doors as required, except where the cause is determined to result from the owner installing an electric garage door opener.

### 2. DEFICIENCY: Garage door allows entrance of snow or water.

STANDARD: Garage door should seal properly under normal conditions. CORRECTION: Some entrance of the elements can be expected under normal conditions. The elements should stay in the vicinity of the door (within 12 inches). Generation Homes Northwest shall adjust or correct garage doors or garage slab drainage to meet normal conditions.

## C. Vinyl Windows

### 1. DEFICIENCY: Malfunction of windows.

STANDARD: Windows should operate with reasonable ease as designed. CORRECTION: All window deficiencies should be reported to Generation Homes Northwest or the window manufacturer for warranty service. If the window deficiency is improper installation, then Generation Homes Northwest will make the correction.

### 2. DEFICIENCY: Condensation and/or frost on windows.

STANDARD: Windows will collect condensation on interior surfaces when extreme temperature differences and high humidity levels are present. Condensation is usually the result of climate/humidity conditions. CORRECTION: Unless directly attributed to faulty installation, window condensation is a result of conditions beyond Generation Homes Northwest's control. No corrective action is required. If condensation is between the glass or double pane insulated glass without a crack or break in the glass, it may be covered under manufacturer warranty. It is the Homeowners responsibility to maintain adequate ventilation.

## D. Wood and Metal Windows (Refer to C)

## E. Weather-Stripping and Seals

### 1. DEFICIENCY: Infiltration around doors and windows.

STANDARD: Some infiltration is normally noticeable around doors and windows, especially during high winds. Poorly fitted weather-stripping is not permissible. It may be necessary for the owner to have storm windows and doors installed to provide a satisfactory solution in high wind areas. CORRECTION: Generation Homes Northwest shall adjust or correct open cracks, poorly fitted doors or windows, or poorly fitted weather-stripping.

## 7. FINISHES

### A. Gypsum Wallboard

#### 1. DEFICIENCY: Defects caused by poor workmanship such as blisters in tape, excess compound in joints, cracked corner beads, or trowel marks.

STANDARD: Slight "imperfections" such as nail pops, seam lines and cracks are common in plaster and gypsum wallboard installation. However, obvious defects of poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks and cracked corner beads are not acceptable. CORRECTION: Generation Homes Northwest to correct such defects to acceptable tolerance and repaint repaired areas. Generation Homes Northwest is not responsible for color variations in paint. Only surfaces with Generation Homes Northwest "paint" will be repainted. Owners are responsible for paint or wall applications they had applied.

### B. Ceramic Tile

#### 1. DEFICIENCY: Ceramic tile cracks or becomes loose.

STANDARD: Ceramic tile should not crack or become loose. CORRECTION: Generation Homes Northwest shall replace any cracked tiles and re-secure any loose tiles unless the defects were caused by the owner's negligence. The builder is not responsible for discontinued patterns or color variations in ceramic tile.

#### 2. DEFICIENCY: Cracks appear in ceramic tile grout joints or at junctions with other material such as a bathtub.

STANDARD: Cracks in ceramic grout joints are commonly due to normal shrinkage conditions. Re-grouting of these cracks is a maintenance responsibility of the Homeowner within the life of the home. Generation Homes Northwest is not responsible for color variations or discontinued color grout. CORRECTION: Generation Homes Northwest will repair grouting (unless cracks are due to homeowner negligence) as necessary one time within the one-year warranty term.



## C. Resilient Flooring

### 1. DEFICIENCY: Nails pops appear on the surfaces of flooring.

STANDARD: Readily apparent nail pops should be repaired.  
CORRECTION: Generation Homes Northwest shall correct nail pops which have broken the surface. Generation Homes Northwest shall repair or replace resilient floor covering in the affected area with similar material. Generation Homes Northwest is not responsible for discontinued patterns or color variation in the floor covering.

### 2. DEFICIENCY: Depressions or ridges appear in the flooring due to subfloor irregularities.

STANDARD: Readily apparent depressions or ridges exceeding 1/8 inch should be repaired. The ridge or depression measurement is taken at the gap created at one end of the 6-inch straight-edge placed over the depression or ridge within 3 inches on one side of the defect held tightly to the floor. CORRECTION: Generation Homes Northwest shall take corrective action, as necessary to bring the defect within acceptable tolerances so that it is not readily visible. Generation Homes Northwest is not responsible for discontinued patterns or color variations in floor covering.

### 3. DEFICIENCY: Resilient flooring loses adhesion.

STANDARD: Resilient flooring should not lift, bubble, or become unglued. CORRECTION: Generation Homes Northwest shall repair or replace resilient flooring as required. Generation Homes Northwest shall not be responsible for discontinued patterns or colored variation of floor covering or for problems caused by owner neglect or abuse.

### 4. DEFICIENCY: Seams or shrinkage gaps show resilient flooring joints.

STANDARD: Gaps shall not exceed 1/16 inch width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/8 inch is permissible. CORRECTION: Generation Homes Northwest shall take the actions necessary to correct the problem.

## D. Carpeting

### 1. DEFICIENCY: Carpeting becomes loose, seams separate, or excessive stretching occurs.

STANDARD: Wall-to-wall carpeting, installed as the primary floor covering, when stretched and secured properly should not come up, become loose, separate, or stretch excessively at its points of attachment. CORRECTION: Generation Homes Northwest is to re-stretch or re-secure carpeting as needed, one time within the one-year warranty term.

## E. Wallcovering

### 1. DEFICIENCY: Peeling of wallpaper (if installed by Generation Homes Northwest).

STANDARD: Peeling of wallpaper is unacceptable.  
CORRECTION: Generation Homes Northwest shall repair or replace defective wallpaper. Generation Homes Northwest is not responsible for minor mismatching in pattern or color.

## F. Special Coating

### 1. DEFICIENCY: Cracks in exterior stucco wall surfaces.

STANDARD: Cracks are not unusual in exterior stucco wall surfaces. Cracks greater than 1/8 inch in width are considered excessive. CORRECTION: Generation Homes Northwest shall repair cracks exceeding 1/8 inch in width as required.

## G. Painting

### 1. DEFICIENCY: Mildew or fungus on painted surfaces.

STANDARD: Mildew or fungus will form on a painted surface if the structure is subject to abnormal exposures (i.e., rainfall, ocean, lake or river front). CORRECTION: Mildew or fungus formation is a condition Generation Homes Northwest cannot control and is a Homeowner maintenance item unless it is caused by moisture entry into wood. In which case, Generation Homes Northwest shall eliminate the source of water entry and refinish.

### 2. DEFICIENCY: Exterior paint/stain peels or deteriorates.

STANDARD: Exterior paints or stains should not fail during the one-year warranty term. However, fading may occur, and the degree varies with climatic conditions. CORRECTION: Generation Homes Northwest shall properly prepare and refinish affected areas, matching color as closely as possible. Where finish deterioration affects the majority of the wall or area, the whole area should be refinished. The warranty on the newly repainted surfaces will not extend beyond the original warranty period.

### 3. DEFICIENCY: Painting required as corollary repair because of other work.

STANDARD: Necessary repairs required under this warranty should be refinished to match surrounding areas as closely as possible. CORRECTION: Generation Homes Northwest will refinish repaired areas as indicated.

### 4. DEFICIENCY: Deterioration of varnish or lacquer finishes.

STANDARD: Natural finish on interior woodwork should not deteriorate during the first year of ownership. However, varnish-type finish used on the exterior will deteriorate rapidly and is not covered by the warranty. CORRECTION: Generation Homes Northwest will retouch affected area of natural

finished interior woodwork, matching the color as closely as possible.

### 5. DEFICIENCY: Interior paint application and coverage.

STANDARD: Interior paint shall be applied in a manner sufficient to visually cover the wall, ceiling and trim surfaces where specified. CORRECTION: Generation Homes Northwest shall retouch walls, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces.

## 8. SPECIALTIES

### A. Louvers and Vents

#### 1. DEFICIENCY: Inadequate ventilation of attics and crawl spaces.

STANDARD: Attic and crawl spaces shall have a natural ventilation area as required by the approved building code specifications. CORRECTION: Generation Homes Northwest shall provide adequate ventilation. Generation Homes Northwest is not responsible for Homeowner alterations to the original system.

### B. Fireplaces

#### 1. DEFICIENCY: Fireplace or chimney does not draw properly.

STANDARD: A properly designed and constructed fireplace and chimney should function properly. It is normal to expect that high winds can cause temporary negative draft situations. Similar negative draft situations can also be caused by obstructions such as large branches of trees too close to the chimney. Some houses may need to have a window opened slightly to create an effective draft. CORRECTION: Generation Homes Northwest will determine the cause of malfunction and correct as required if the problem is one of design and construction.

#### 2. DEFICIENCY: Chimney separation from structure to which it is attached.

STANDARD: Newly built fireplaces will often incur slight amounts of separation from the main structure. Separations shall not exceed 1/2 inch from the main structure in any 10 foot vertical measurement. CORRECTION: Generation Homes Northwest to determine the cause of separation and correct as required. Caulking is acceptable for slight separations.

## 9. EQUIPMENT

### A. Residential Equipment

#### 1. DEFICIENCY: Warping and operation of kitchen cabinet doors and drawer faces.

STANDARD: Cabinet doors and drawer faces should not warp to exceed 1/4 inch, provided the proper levels of humidity have been maintained. Both cabinet doors and drawer faces should be properly adjusted and operating in a smooth, efficient manner. CORRECTION: Generation Homes Northwest will adjust, repair or replace defective cabinet doors and drawer faces to correct condition.

#### 2. DEFICIENCY: Surface creaks and delamination in high pressure laminated vanity and kitchen cabinet countertops.

STANDARD: Countertops fabricated with high pressure laminate coverings should not delaminate or have surface cracks. The deck areas joint may have a maximum of 1/16 inch gap. All other areas of the joint may have a maximum of 1/16 inch differential in surface alignment. CORRECTION: Repair or replace to meet the above criteria.

#### 3. DEFICIENCY: Countertop separating from finished wall.

STANDARD: Countertop separation should not exceed 1/8 inch. CORRECTION: Generation Homes Northwest shall repair or replace the countertop to eliminate or correct the gap caused by separation. Caulking is acceptable.

## 10. MECHANICAL

### A. Water Supply System

#### 1. DEFICIENCY: Plumbing pipes freeze and burst.

STANDARD: Drain, waste, or water supply pipes should be adequately protected, as required by applicable code, during normally anticipated cold weather. CORRECTION: Generation Homes Northwest shall correct the condition responsible for pipes freezing, and repair piping damage caused by freezing except where there has been an obvious lack of heat due to Homeowner neglect. Foundation vents need to be covered during freezing weather.

#### 2. DEFICIENCY: Water supply system fails to deliver water.

STANDARD: All service connections to municipal water main and private water supplies are Generation Homes Northwest's responsibility. Private systems shall be designed and installed in accordance with all approved building, plumbing and health codes. CORRECTION: Generation Homes Northwest will ensure connection is correct and establish water delivery.

### B. Septic Tank Systems

#### 1. DEFICIENCY: Septic system fails to operate properly.

STANDARD: Septic system should be capable of properly handling normal flow of household effluent. It is possible that due to freezing, soil saturation, changes in the ground water

table or excessive use of plumbing systems or appliances, an overflow can occur. Periodic pumping of the septic tank is considered Homeowner maintenance, and a normal need for pumping is not a deficiency. CORRECTION: Generation Homes Northwest shall be responsible for the installation of an operational system and shall take corrective action to repair. Generation Homes Northwest shall not be responsible for malfunctions which occur through owner negligence or abuse and from conditions that are beyond his/her control. The following are considered owner negligence or abuse as an exclusion under the warranty.

- a. Excessive use of water such as overuse of washing machine and dish washer, including their simultaneous use.
- b. Connection of sump pump, roof drains or backwash from water conditioner to the system.
- c. Placing of non-biodegradable items in the system.
- d. Addition of any harsh chemicals, greases or cleaning agents, and excessive amounts of bleach or drain cleaners.
- e. Use of food waste disposal not supplied by Generation Homes Northwest.
- f. Placement of impervious surfaces over the disposal area.
- g. Allowing vehicles to drive or park over the disposal area.
- h. Failure to periodically pump out the septic tank when required.

## C. Plumbing

### 1. DEFICIENCY: Faucet or valve leak.

STANDARD: No valve or faucet should leak due to defects in material or workmanship. However, leakage caused by worn washers or seals is a Homeowner maintenance item. CORRECTION: Generation Homes Northwest shall repair or replace the leaking faucet or valve unless leakage is due to a worn washer or seal.

### 2. DEFICIENCY: Defective plumbing fixtures, appliances, or trim fittings.

STANDARD: Fixtures, appliances or fittings should comply with their manufacturer's standards CORRECTION: Generation Homes Northwest shall replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

### 3. DEFICIENCY: Noisy water pipes.

STANDARD: There will be noise emitting from the water pipe system due to the flow of water. CORRECTION: Generation Homes Northwest cannot remove all noises due to water flow and pipe expansion. Generation Homes Northwest shall

correct any noise contraction problems that are due to faulty workmanship or installation.

### 4. DEFICIENCY: Leakage from any piping.

STANDARD: No leaks of any kind should exist in any soil, waste, vent, gas or water pipe. Condensation on piping does not constitute leakage and is not covered. Should a gas pipe leak occur, the Homeowner should call the appropriate public utility service immediately. CORRECTION: Generation Homes Northwest shall make necessary repairs to eliminate leakages in any piping installed. If a gas or water leak occurs in a piping system Generation Homes Northwest installed, Generation Homes Northwest will make the necessary repairs. If a gas or water leak occurs in a piping system installed by a public service utility authority, then the public service utility authority should be contacted to make the necessary repairs.

### 5. DEFICIENCY: Stopped up sewers, fixtures, and drains.

STANDARD: Sewers, fixtures and drains should operate properly. CORRECTION: Generation Homes Northwest is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence. Where defective construction is the cause, Generation Homes Northwest shall assume the cost of the repair; where owner negligence is shown to be the cause, the owner shall assume all repair costs.

## D. Heating

### 1. DEFICIENCY: Inadequate heating.

STANDARD: Heating system should be capable of producing an inside temperature of 70 degrees Fahrenheit, as measured in the center of each room at a height of 5 feet above the floor, under local outside winter design conditions. CORRECTION: Generation Homes Northwest shall correct the heating system as required to provide the required temperatures. The owner shall be responsible for balancing dampers, registers, and other minor adjustments.

## E. Cooling

### 1. DEFICIENCY: Inadequate cooling.

STANDARD: Where air conditioning is provided, the cooling system shall be capable of maintaining a temperature of 78 degrees Fahrenheit, as measured in the center of each room at a height of 5 feet above the floor, under local outside summer conditions. In the case of outside temperatures exceeding 95 degrees Fahrenheit, a differential of 15 degrees Fahrenheit from the outside temperature will be maintained. Federal, state, or local energy codes shall

supersede this standard where such codes have been locally adopted. CORRECTION: Generation Homes Northwest will correct cooling system to meet temperature conditions in accordance with specifications.

### 2. DEFICIENCY: Cooling lines leak.

STANDARD: Cooling lines should not develop leaks during normal operation. CORRECTION: Generation Homes Northwest to repair leaking cooling lines and recharge unit.

### 3. DEFICIENCY: Refrigerant line leak.

STANDARD: Refrigerant lines should not develop leaks during normal operation. CORRECTION: Generation Homes Northwest will repair leaking refrigerant lines and recharge unit.

## F. Condensation Lines

### 1. DEFICIENCY: Condensation lines clog up.

STANDARD: Condensation lines will clog under normal use. This is Homeowner maintenance item. CORRECTION: Generation Homes Northwest to provide unobstructed condensation lines at closing.

## G. Evaporative Cooling

### 1. DEFICIENCY: Improper mechanical operation

STANDARD: Equipment must function properly at temperature standard set. CORRECTION: Generation Homes Northwest to correct and adjust so that blower and water system operate as designed.

## H. Air Distribution

### 1. DEFICIENCY: Ductwork noisy.

STANDARD: When metal is heated it expands and when cooled it contracts. The result is "ticking" or "crackling" which is generally to be expected. CORRECTION: The stiffening of the ductwork and the gauge of the metal used shall be such that the ducts do not "oilcan." The booming noise caused by "oil canning" is not acceptable and Generation Homes Northwest must take necessary steps to eliminate this sound.

### 2. DEFICIENCY: Ductwork separates or becomes unattached.

STANDARD: Ductwork should remain intact and securely fastened. CORRECTION: Generation Homes Northwest will reattach and re-secure all separated or unattached ductwork.

## 11. ELECTRICAL

### A. Electrical Conductors

#### 1. DEFICIENCY: Failure of wiring to carry its designed fuse load to the electrical box.

STANDARD: Wiring should be capable of carrying the designed load for normal residential use to the electrical box. CORRECTION: Generation Homes Northwest will check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

### B. Switches and Receptacles

#### 1. DEFICIENCY: Fuses blow, or circuit breakers kick out.

STANDARD: Fuses and circuit breakers should not trip under normal usage. CORRECTION: Generation Homes Northwest will check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

#### 2. DEFICIENCY: Ground fault interrupter trips frequently.

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. CORRECTION: Generation Homes Northwest is to install ground fault interrupter in accordance with approved electrical code. Tripping is to be expected and is not covered, unless due to faulty installation.

## Emergency Request

Service work that needs attention immediately should be handled by **contacting the Generation Homes Northwest Warranty Team office during normal business hours**. If the emergency request is on a weekend or after hours, please contact the subcontractor directly.

GENERATION HOMES NORTHWEST

Email: [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com)

Mailing Address: 7720 NE Hwy 99 Ste. D320 | Vancouver, WA 98665

**In the event that neither Generation Homes Northwest nor the responsible subcontractor is available, it is the Homebuyers responsibility to contact a qualified sub-contractor on their own. Generation Homes Northwest will reimburse such charges only if an attempt has been made to contact both Generation Homes Northwest by email and phone and the responsible subcontractor by phone first, during the one-year warranty term.**

LIST OF SUBCONTRACTORS: (IN CASE OF EMERGENCY)

Prairie Electric: (360) 573-2750

Service First Heating & Cooling: (360) 591-7274

N.W. Natural Gas 24 Hour Emergency Line: 800-882-3377

Homola Plumbing: (360) 607-8576

Clark Public Utilities: (360) 992-3000

Clark Regional Wastewater: (360) 750-5876

## General Service Request

### SERVICE REQUEST:

All Warranty requests should be submitted via email to [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com). Please include a detailed description and photos with all requests. Serious, functional and safety items can be addressed at any time during the warranty period. Minor cosmetic issues such as sheetrock touch ups and grout cracks will be addressed at the one-year warranty.

### 1 year Warranty Request

Near the 11th month, compile a list of items that need repair, along with supporting pictures and email to [warranty@generationhomesnw.com](mailto:warranty@generationhomesnw.com) and our warranty department will determine what is covered. The warranty department will send out a DocuSign outlining all warrantable items that will be repaired. After that is signed, we then reach out to the sub-contractors who will schedule repairs with you.

### Maverick 2-10 Warranty

As an additional service to our valued clients, Generation Homes Northwest has provided an extended 3rd party warranty through Maverick. This 2-10 Warranty provides 2-year system and 10-year structural coverage. You will receive a copy of your Maverick 2-10 Warranty package via mail directly from Maverick after the closing of your home.

