

Belmark Land and Homes, LLC

www.belmarkhomes.com

First Year Limited Warranty*

*Some portions of heating, cooling, venting, electrical, and plumbing systems are warranted to function and operate as intended for two years, as defined within this Warranty.

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Conditions of Warranty

Belmark Land and Homes, LLC certifies that for a period of one year from the closing of escrow date of the sale of this home, all warranted items noted within this Warranty shall function and operate as intended. (Some portions of heating, cooling, venting, electrical, and plumbing systems are warranted to function and operate as intended for two years, as defined within this Warranty.)

1. Warranty coverage is limited to the specific standards represented within the First Year Limited Warranty.
2. Under the terms of this Warranty, Belmark Land and Homes, LLC will provide all necessary labor to repair or replace all defective work at no cost to the homeowner, and will expeditiously act in good faith to secure repair of, or replacement of, products covered under warranty.
3. "The First Year Limited Warranty period" is defined as the twelve-month period of time following the closing of escrow for the sale of the newly-constructed home with Belmark Land and Homes, LLC, or an entity of Belmark Land and Homes, LLC, is listed as the Seller.
4. "Warranty work" is defined as, and limited to, work or material that was initially provided correct and complete by Belmark Land and Homes, LLC, or one of its subcontractors working under the directions of Belmark Land and Homes, LLC, but becomes faulty or dysfunctional after occupancy, as defined with this Warranty.
5. Requests for warranty work must be submitted in writing no later than ten months from the closing of escrow date of the sale of the home to allow for enough time to complete the warranty work within the first year limited warranty period, with the exception of emergency items found in the eleventh or twelfth month of the first year limited warranty period which can be requested within the eleventh or twelfth month, and items with the extended two-year warranty coverage which can be requested up to twenty-two months from the closing of escrow date of the sale of this home.
6. All requests for warranty work must be submitted in writing as follows:
 - a. The preferred method is on the Customer Service page of Belmark's web site at www.belmarkhomes.com
 - b. Hand-delivered or mailed to Belmark Land and Homes, LLC, at 4229 76th St. NE, Ste. 105, Marysville, WA 98270
7. All requests for warranty work must include the homeowner's name, address, the name of the neighborhood and lot number, and the homeowner's daytime phone number.
8. The presence of the homeowner is requested during any warranty repairs. If the homeowner is not present, they waive the right to any claims arising out of any loss or damage to any property in their absence.
9. Belmark Land and Homes, LLC reserves the right to choose whether to repair or replace deficient items covered by this Warranty. Actions taken to repair defects do not extend beyond the period of coverage of this Warranty.
10. The information contained in this Warranty is designed to include the standard features of the home. Any material upgrades provided exclusively by a subcontractor of Belmark Land and Homes, LLC may not be referenced within this Warranty. Warranties for such items should be requested of the subcontractor providing the material at the time of purchase.
11. Belmark Land and Homes, LLC reserves the right to void repair work or material, or replacement work or material, from this Warranty, if actions taken to provide repairs or replacements are delayed by an event beyond Belmark's control, such as a home owner not allowing access into their home to complete repairs within the first year limited warranty period, etc.
12. Costs incurred by the homeowner for unauthorized work or materials are not reimbursable. Written authorization must be obtained from Belmark Land and Homes, LLC prior to incurring a reimbursable expense.
13. Any material or workmanship provided or installed in the home by any person other than Belmark Land and Homes, LLC or a subcontractor of Belmark Land and Homes, LLC working under the direction of Belmark Land and Homes, LLC will not be warranted by Belmark Land and Homes, LLC and will void the warranty coverage of any items affected by the additional material or workmanship in the home.
14. Belmark Land and Homes, LLC assumes no liability or responsibility to the homeowner outside of the terms, conditions and limitations of the First Year Limited Warranty.
15. This Warranty is specifically limited to and valid for the original buyers of the home, occupying the residence during the warranty period. This Warranty is non-transferable to any subsequent buyers of this home and will become null and void if the residence is not occupied by the original homebuyers.
16. Any claim, or cause of action, arising out of the terms of this First Year Limited Warranty, must be filed in a court of competent jurisdiction within 18 months from the closing of escrow date for the sale of this home. Any cause of action based upon breach of this Warranty, which is not so filed within this period of time, is waived.

Warranty Exclusions

This Warranty expressly excludes the following:

1. Any other warranties available under State or Federal law, including any expressed or implied warranties of fitness, merchantability or habitability.
2. Any exterior structures such as garages and outbuildings, walkways, driveways, patios, porches and stoops which are not structurally attached to the home and any decks or balconies which are not bolted to or cantilevered from the main structure of the home.
3. Any retaining walls, bulkheads, fences, landscaping, sodding, seeding, shrubs, trees and plantings, subsurface drainage systems and lawn sprinkler systems.
4. Any off-site improvements such as streets, sidewalks, adjacent property and any other property not part of the home itself.
5. Any damage caused by events such as acts of God or nature, war, vandalism, arson, accidents, nuclear hazards, fire, explosion, blasting, smoke, water escape, windstorms, hail, lightning, ice, snow, falling trees, aircraft, vehicles, flood, mud slides, sinkholes, mine subsidence, faults, crevices, earthquake, land shock waves or tremors occurring before, during or after a volcanic eruption, flooding surface water, waves, tidal water, overflow of a body of water, or spray from any of these, water which backs up from sewers or drains, changes in the water table which were not reasonably foreseeable, water below the surface of the ground, wetlands, springs or aquifers, soil movement, including subsidence, expansion or lateral movement.
6. Any damage caused by moisture, rot, mildew or rust, insects, birds, vermin, rodents, or wild or domestic animals.
7. Any damage caused by home owner negligence, failure to perform routine home maintenance, failure to operate systems properly, normal deterioration or wear and tear, or home owner's failure to minimize or prevent such loss or damage in a timely manner.
8. Any damage resulting from work or material provided by a person or company other than Belmark Land and Homes, LLC or one of its subcontractors working under the direction of Belmark Land and Homes, LLC.
9. Any home, or area of home, used for non-residential purposes.
10. Any wiring affected by communication devices being used from the home's source of power, whether or not connected to the interior wiring system of the home, including, but not limited to devices such as telephone systems, television cable systems, intercom systems, computer systems, security systems, etc. Sources of power include, but are not limited to the service entrance conductors, switches, outlets, receptacles and junction boxes.
11. Any loss or damage to land.
12. Any damage resulting from changes in the grading of the property surrounding the home by anyone other than Belmark Land and Homes, LLC or its subcontractors working under the direction of Belmark Land and Homes, LLC, as well as any damage caused by changes in grading caused by erosion.
13. Any damage or defects caused by modifications or additions to the home or property, under or around the home, made after the closing of escrow date of the sale of the home.
14. Any damage caused by intrusion of water into crawl spaces.
15. Any damage caused by the weight and/or performance of any type of waterbed or any other furnishing that exceeds the load-bearing design of the home.
16. Any damage caused by the presence or consequence of unacceptable levels of radon, formaldehyde, carcinogenic substances or other pollutants and contaminants, or the presence of hazardous or toxic materials resulting in uninhabitability or health risk within the home.
17. Any damage or defects in any water supply or sewage disposal system, private or public, including design, volume and pressure of water flow, or quality of water.
18. Any presence of radon gas. Radon is a naturally occurring gas, emitted by certain types of soil and rock. As a result of natural geologic conditions, some areas may pose a greater risk than others. Belmark Land and Homes, LLC is not responsible for the identification of, reduction of, or risks associated with exposure to radon gas.
19. Any defect, which does not result in actual physical damage or loss to the home, as defined within this Warranty.
20. Any consequential damage; i.e., if a home owner does not report a roof leak immediately, and the water from the leak damages interior features of the home such as hardwood flooring, drywall, etc., damage to such interior features is not covered by warranty.
21. Any damage to personal property or bodily injury.
22. Any verbal agreements, promises or understandings.
23. Any request for warranty work not submitted to Belmark Land and Homes, LLC within the time frame specified within the Conditions of Warranty.
24. Belmark Land and Homes, LLC is not responsible for exact color, texture or finish matches in situations where materials are replaced or repaired, or when original materials provided have been discontinued.

Product Information

General Information

1. Prior to occupancy, the homebuyer is responsible for noting any deficiencies found in the home on the Inspection and Acceptance Report provided by Belmark Land and Homes, LLC during the new homeowner orientation. Deficiencies not noted on this report may not be covered by warranty.
2. The homeowner is responsible for reviewing all manufacturer's warranty policies and product literature, and sending in all product warranty cards provided by Belmark Land and Homes, LLC.
3. Every home requires maintenance and care. The homeowner is responsible for maintaining their new home. Several items will be needed to perform the required routine maintenance of the home, including, but not limited to the following:
 - Hammer and assorted nails
 - Adjustable wrench
 - Pliers
 - Masking tape, paint brush and drop cloth
 - Screw Drivers
 - Hand saw
 - Level
 - Plane
 - Electric drill and drill bits
 - Toilet plunger and plumbers snake
 - Caulking and caulking gun
 - Putty knife
 - Utility knife
 - Tape measure
4. Every new home contains some products that will need to dry out during the first year of occupancy, such as lumber, drywall, and concrete. There is no set period of time for drying out a new home; it will depend on the construction materials and practices used, the time of year the home was constructed and the temperature inside and outside of the home after occupancy. These materials will shrink and expand as they dry out, causing small cracks. These cracks do not affect the structural integrity of the home and are considered normal.
5. All interior and exterior caulking will crack, shrink and deteriorate, and is not covered by warranty. Routine home maintenance is required. Areas subjected to water must be regularly checked and caulking re-applied by the homeowner as necessary. Failure to do this can cause extensive damage not covered by warranty.
6. Any penetration through an exterior surface shall be corrected and caulked immediately, checked at least twice a year and immediately repaired and re-caulked if needed.
7. Sunlight can fade many materials in the home, such as carpet, vinyl flooring, hardwood flooring, cabinets, doors, windowsills, etc. Deficiencies caused by sunlight are not covered by warranty. Belmark Land and Homes, LLC recommends that homeowners install window coverings in their new home as soon as possible and draw the drapes, blinds or shades closed during peak sunlight hours to minimize the potential of damage by the sun.
8. The floors within the home are constructed of concrete or wood and are covered by a variety of materials. All floors need to be swept, dusted, mopped or vacuumed regularly to keep dirt and grime from being embedded. Proper care will extend the life of the floors.
9. To help reduce soil problems, Belmark Land and Homes, LLC recommends the use of rugs in walk-off areas (where traffic moves from hardwood, vinyl, or tile flooring to carpeting). The walk-off rug must have a soft, non-abrasive backing, and may be placed either on the hard surface or on the carpet.
10. High-heeled shoes can damage all types of floor coverings. A 110-pound woman wearing high-heeled shoes exerts in excess of 1,000 pounds of pressure per square inch. This can dent hardwood and vinyl floors, chip ceramic tile and puncture carpet and pad. Belmark Land and Homes, LLC recommends that homeowners consider removing their shoes before entering their new home to help preserve the beauty of the floor coverings.
11. When moving heavy furniture or appliances into a new home, a protective material will need to be placed over the floors to provide a soft barrier to protect the flooring. Carpet remnants can work well if placed with the carpeted side down. Never slide furniture or appliances on a vinyl floor. No vinyl floor will withstand this abuse and may tear or wrinkle.

Appliances

1. If an appliance fails to operate, first check to see if it is properly plugged in, then check the fuse box, or circuit breaker, then follow the trouble-shooting steps outlined in the product literature before requesting repair work.
2. If a gas appliance fails to operate, first check to see if the pilot light is on. If a gas leak is suspected, the homeowner should immediately turn off the main gas valve near the meter and call the gas company.
3. A gas stove or oven may fail to light if a burner is clogged. Appliances should always be cleaned as specified by the owner's manual. Some cleaning methods may be discouraged, as they may cause damage to the surface or controls.
4. The filter on the range hood will need to be changed or cleaned regularly. This will reduce the fire hazard, keep the pulling power of the fan at its maximum, and help keep surrounding wall, floors, and ceilings clean.
5. Belmark Land and Homes, LLC recommends inspecting the dishwasher for leaks on a monthly basis, by removing the access panel at the bottom of the front of the dishwasher and checking for any water. Any sign of water signals a problem that requires attention.

Attics

1. Attics vary in size from a little more than crawl space to nearly room size. Access is generally provided through an access cover in the ceiling and requires a stepladder.
2. Do not rest items directly on the insulation in the attic. This would compress the insulation and make it less effective. In addition, do not move the insulation. This would leave gaps and make the insulation less effective as well.
3. Louvered opening in the attic provide year-round escape for warm moist air, which may collect. Do not obstruct these openings.

Cabinets

1. Like other wood products, wood cabinet doors and drawer fronts may warp due to temperature changes. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any warped cabinet door or drawer front which exceeds 3/8-inch, as measured from the cabinet frame to the furthest point of warpage on the door or drawer front while in a closed position.
2. The cabinets in your home have been installed securely. Some separation between a cabinet box and the adjoining wall or ceiling is possible and should be expected. Routine home maintenance includes applying caulking as such separations occur. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any separation between cabinet and the adjoining wall or ceiling exceeding 1/4-inch. Acceptable methods of repair include, but are not limited to, caulking or use of molding suitable to match the cabinet or countertop finish as closely as possible.
3. Routine home maintenance is also required to keep cabinet doors and drawers operating as intended. If a cabinet door or drawer does not function properly due to improper installation or defective materials, Belmark Land and Homes, LLC will repair the door or drawer when requested within the first year limited warranty period.
4. Wood cabinets should be cleaned as a person would with wood furniture.

Carpet

1. Fading, stains or discoloration are not considered deficiencies unless noted on the original homeowner orientation Inspection and Acceptance Report.
2. Carpet is installed with the carpet nap running in the same direction at all adjoining seams. In addition, all seams have been hot-seamed or sewed to provide minimum visibility. However, carpet seams will be apparent. The construction and finish characteristics of certain carpet styles will show seams more readily than others.
3. After installation, some shading may be noticeable at seam areas due to a slight variation in the carpet dye process from one edge to the other. Occasionally, the problem of shading may be due to the reversing of the carpet pile direction during the manufacturing or shipping process. Another possible cause may be a slight variation in pile height that can be improved by professionally shearing the high edge. These slight variations are considered normal and are not covered by warranty.
4. Carpet is stretched during installation to eliminate sags. However, some stretching of carpet is normal and should be expected. Homeowners must exercise care when moving furniture to protect the carpet from stretching and sagging after installation.
5. Normal usage will usually result in a texture change in carpet. This is usually in the form of pile crush or loss of twist in individual tufts. Pile crushing is most apparent in high traffic areas or in front of furniture and is aggravated by soil from shoes, animals, and bare feet. Excessive wear in high-traffic areas is normal and not covered by warranty. Although pile crushing is hard to eliminate, regular vacuuming and brushing of the pile best minimizes it.
6. Loss of twist can also occur with normal usage, but can usually be prevented by the use of soft backed rugs in high traffic areas.

7. If possible, relocated furniture periodically to allow for a more even distribution of traffic and carpet wear.
8. Belmark Land and Homes, LLC recommends that homeowners vacuum frequently. In high-traffic areas carpet should be vacuumed daily, using an upright vacuum cleaner with beater-bar action (but no teeth or combs). Remaining areas should be vacuumed at least once or twice a week. Up to 3 passes with a vacuum is considered light cleaning. 5 to 7 passes may be needed for heavy cleaning.
9. Soils and stains in carpet should be treated immediately. The longer a spot remains, the more difficult it will be to remove. Almost all spilled materials will stain or discolor a carpet or increase soiling if left unattended. Home owners may want to try the following stain-removal process:
 - Blot up spills with clean, white, absorbent materials (towels, napkins, tissues, etc.)
 - Gently rinse the area with water, and then absorb the remaining moisture with absorbent towels. Place towel or tissues over wet area with weights or books to absorb the remaining moisture. The area should be dry and the spot should be gone. Brush up carpet pile.
10. Spot removal agents may be necessary to completely remove a stain. Pretest any spot removal agent in an inconspicuous area by applying several drops of the solution on the carpet and blot gently with a clean, white towel. If color transfers to the cloth, or if a color change occurs, a professional cleaner should be consulted.
 - Do not over wet the carpet.
 - Use small amounts of the cleaning agents and blot frequently.
 - Always blot – do not rub or brush.
 - Work from the outer edge of the spot toward the center to prevent rings.
11. Periodically clean carpet thoroughly. Belmark Land and Homes, LLC recommends professional cleaning every year to eighteen months. Before cleaning, professionals often use special pile lifters and heavy-duty vacuums. Each service has a preferred method; the range from rotary brush machines to deep soil extractors. All can be quite effective if used correctly. Services provided by, or damages resulting from, professional carpet cleaning companies are not covered by warranty, so Belmark Land and Homes, LLC suggest selecting a carpet cleaning company carefully, including, but not limited to the following:
 - Check references
 - Have the carpeted inspected prior to receiving a quote for the work.
 - Warn any carpet cleaning company about any problems before they start their work.
12. If a home owner decides to do their own carpet cleaning, it is strongly suggested that the carefully read and follow all directions for machine and cleanser and that they consider the following:
 - Mix all solutions as directed. More is not better.
 - A shampoo with too much alkalinity can cause colorfastness problems either immediately or in the future. The solution should be tested for colorfastness on a hidden areas of carpet, such as behind a bedroom door, as follows:
 - Put a small amount of solution in a pot and allow to stand for 10 minutes.
 - Check for color change or bleeding.
 - If there is any, the homeowner should select a different shampoo, or seek professional advice.
 - Sticky residue left in the carpet will result in fast resoiling. Home owners should check their solution for residue as follows:
 - Dip a clean glass part way into the mixed shampoo and remove
 - Let glass dry
 - Dust talcum over the glass, and then tap lightly
 - If talcum powder sticks more where the glass was dipped, there may end up being a problem with sticky residue.

Ceramic Tile and Granite

1. Care of ceramic tile and Granite is considered routine home maintenance. Repair of cracked or loose tiles will not be provided within the first year limited warranty period unless noted on initial homeowner orientation inspection list.
2. Homeowner should seal all tile & granite surfaces every 6 months to help protect the natural colors and patterns of the stone and assist in preventing staining.
3. Standing water or other liquids can deteriorate and stain tile and grout and should always be removed immediately.
4. The grout used to secure ceramic tile in the home has not been specially treated. Belmark Land and Homes, LLC recommends that homeowners apply a clear liquid silicone tile sealer to their tile grout to protect it from dirt and stains. Due to curing time required for grout, this sealing procedure should be done 30 days or more after installation of the tile and grout.
5. Normal settling will cause some cracking of the grout, particularly in corners and edges. The homeowner should correct this promptly. A siliconized acrylic caulking can be used to repair initial cracks and to insure proper maintenance of the

grout. Upon notification within the first year limited warranty period, cracks in grout exceeding 1/8" can be repaired one time only.

6. Efflorescence (whitening of the grout) is considered normal and caused by soluble salts settling in gray cement-based materials, or from grouting materials floating to the top. Clean with a grout and tile cleaner and rinse well for several days after cleaning.
7. Most tiles used on countertops and vanities are glazed matt gloss and resist minor scratching. If the homeowner has selected a high-gloss finish tile, scratching is more likely and will not be covered by warranty.
8. Crazing is the effect of fine surface lines appearing on glazed tile. It is caused by aging, heating, and cooling. Since tile is a natural product and reacts to it's environment, this is considered a natural process and not covered by warranty.
9. Shading is a normal characteristic of ceramic tile and may even occur within matched lots. Shading is not covered by warranty.
10. For regular cleaning of glazed wall or countertop tile, wipe with a clean, damp cloth or sponge. For stubborn soil use either a window cleaning agent or an all-purpose liquid cleaner. If glazed wall tile is in a shower, use an all-purpose cleaner on a soft cloth or sponge, wet down and allow to stand for 5 minutes, then rinse well.
11. For regular cleaning of unglazed wall or countertop tile, wipe with a clean, damp cloth or sponge. For stubborn soil use a diluted solution of soapless detergent. If unglazed wall tile is in a shower use a sponge with a strong solution of all-purpose cleaner on a soft cloth or sponge, wet down and allow to stand for 5 minutes, then rinse well.
12. To clean glazed or unglazed ceramic tile flooring, mop on a mild solution of soapless detergent in water then rinse well. If tile flooring is in a shower, use a soft cloth or sponge with an all purpose cleaner or medium-strong solution of soapless detergent, then rinse well. If danger of fungal growth/athlete's foot is present, homeowners should consider using color safe bleach, then rinsing well.
13. Granite should be washed with a clean, soft cloth and fresh warm water. This should remove any residue that may have become ingrained.
14. A commercial Granite polish may be used to remove a stain. Follow the manufacturer's directions for application.
15. With preventative maintenance of tile and Granite, stains should not be a problem; however, if an accident should happen it is very important to wipe up spills as soon as possible. Be especially careful of drinks containing alcohol or juices, since the acid may etch the stone. Do not use sand paper or cleaners containing grit or abrasives on ceramic tile or Granite surfaces.
16. Additional stain removal ideas are as follows:
 - For grease, oil, or fats, try a solution of soda and water
 - For blood, try hydrogen peroxide, color safe bleach, or a chlorinated powder
 - For water stains or soap build-up, try an ammonia cleaner and vinegar
 - For coffee, tea, food colors, fruit juices or lipstick, try a soapless detergent solution, or an all-purpose household cleaning liquid, then color safe bleach.

Concrete

1. Concrete stoops, steps, porches, patios, walkways and driveways not structurally attached to the house are not covered by warranty.
2. Driveways have not been designed to handle the load of a moving van, heavy truck or other heavy equipment.
3. Shrinkage, stress and settlement cracks will usually occur as concrete dries. Expansion and control joints have been installed where needed to help control cracking, however, small cracks may occur in the foundation and crawl space walls, basements, slab-on-grade areas, stoops, steps, walkways, patios, porches and driveways. These cracks are considered normal and will not affect the structural integrity of a new home.
4. Cracks greater than 1/8" in basement, crawl space, or foundation walls, in areas other than expansion or control joints, can be corrected by Belmark Land and Homes, LLC by surface patching, epoxy injection or other method of repair, if notified within the first year limited warranty period.
5. Cracks greater than 1/4" wide or 1/4" in vertical displacement in basement floors or slab-on-grade areas can also be repaired by Belmark Land and Homes, LLC by surface patching or other method of repair so that the crack is not noticeable when floor coverings are in place, if notified within the first year limited warranty period. Minor impressions in floor coverings due to concrete variations below floor coverings are not considered deficiencies.
6. At unfinished basements, or where a floor, or a portion of a floor surface, has been designed for specific drainage purposes, a slope, which exceeds 1/4" with a 32" measurement, is not considered a deficiency. Any pit, depression or area of unevenness exceeding 1/4" with a 32" measurement in an area designed for living can be repaired by Belmark Land and Homes, LLC if the Correction is requested within the first year limited warranty period.
7. Homeowners are responsible for maintaining the proper grading around the new home, and any surface water control systems installed by Belmark Land and Homes, LLC. Any leak resulting in actual flow or trickling of water through a concrete wall or floor, causing an accumulation, can be repaired by Belmark Land and Homes, LLC upon Notification within the first year limited warranty period.

8. Belmark Land and Homes, LLC has provided properly sized vents where required in crawl space areas. Some dampness and condensation on concrete walls and floors is normal and is not considered a deficiency covered by warranty. Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered a home maintenance requirement.
9. Disintegration of a concrete floor surface caused by erosion due to salt, chemicals, and implements used and other factors beyond Belmark's control is not considered a deficiency covered by warranty.
10. Separation of up to 1-inch between the house and a structurally attached concrete stoop, porch or patio is considered normal. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC can repair any separation exceeding 1-inch.
11. Minor puddling of rainwater on exterior concrete is considered normal and not covered by warranty.
12. Any non-structural concrete repair covered by warranty shall be made at the end of the first year limited warranty period to permit normal settling of the home to occur.
13. Belmark Land and Homes, LLC recommends that homeowners apply a concrete sealer on the concrete surfaces in and around their home.
14. If minor cracks occur in the concrete driveway, walkway, steps or patio, home owners may want to try the following repair method:
 - Roughen edges of the crack if they are smooth
 - Clean out loose material and dirt
 - Soak the old concrete thoroughly. The crack should be sopping wet, but not have water standing on or in it.
 - Fill the crack with patching cement, slightly higher than the crack to allow for shrinkage. (Patching cement can be purchased as a powder to which water is added – read labels carefully.)
 - Cover for several days, keeping patch damp. The longer the drying time, the stronger the patch will be.
 - Use a wire brush to remove excess cement once it has partially set (the surface, at this point, will appear sand).
 - In the spring and fall of each year, homeowners should rake leaves and debris away from their house to enable them to check the foundation for cracks. Cracks are normal, but changes in size of the cracks might indicate a more extensive problem.
 - Homeowners should routinely check the interior foundation walls or basement walls for moisture that could indicate water seepage.

Decks

1. Decks that are not structurally attached to a house are not covered by warranty.
2. Twisting, warping, or splitting of wood deck material is normal due to exposure to the elements; home maintenance is required. Belmark Land and Homes, LLC will repair twisted, warped, or split wood only if due to improper installation and requested within the first year limited warranty period.
3. Some slope is often provided on a deck to allow for water drainage. Upon notification within the first year limited year period, Belmark Land and Homes, LLC will correct any slope that exceeds a ration of 2-inches in a 10-foot measurement to be within this allowance.
4. Deck railings and posts may become loose; routine home maintenance is required. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any loose railing or post if due to improper installation.
5. Homeowners should periodically check their decks for split or broken boards, gouges, or protruding nails.
 - Split or broken boards should be replaced.
 - Protruding nails should be removed and replaced with a deck screw that is slightly larger than the original nail.
 - Gouges can be filled with exterior wood putty and the putty can be stained to match the deck's finish.
 - A good way to maintain the original look of the deck is to seal the surface:
 - Sweep the deck, paying special attention to the cracks between boards. These spaces can be reached with a seven-in-one painter's tool.
 - Clean and brighten the deck using a brush and a commercial deck cleaner.
 - Rinse thoroughly with a garden hose and let the deck dry for at least 2 days.
 - Apply a good commercial brand sealer. This can be applied with a sprayer, brush, or long-handled roller. Use the minimum amount recommended by the manufacturer.

Doors, Millwork and Hardware

1. If noted on the homeowner orientation Inspection and Acceptance Report, Belmark Land and Homes, LLC will correct any deficiencies in doors and millwork such as splits, cracks, hammer marks, exposed nail heads, etc., otherwise these items are not covered by warranty.

2. Some minor movement of a new home should be expected and may affect the operation of a door latch, making it loose, or rattle. In addition, seasonal changes may cause doors to expand and contract. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any door that binds, sticks or does not latch due to faulty material or workmanship, or any door that warps more than ¼-inch, measured vertically, horizontally, or diagonally as measured by a “String Line Test”.
3. Even with properly installed weather-stripping, some movement of the door, when closed, can be expected; home maintenance is required for minor alterations to adjustable thresholds and other parts of exterior doors. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any separation between an exterior door and weather-stripping if daylight is visible or if the entrance of exterior elements occurs under normal conditions. It is the home owner’s responsibility to inspect weather-stripping on exterior doors and replace any stripping that is hard, broken or fails to seal.
4. Gaps under interior doorways are intended for airflow and so they do not rub on carpet. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any gap under a doorway in excess of 1-1/2 inches between the bottom of a passage door and finished floor, or 2-inches between the bottom of a closet door and finished floor. Belmark Land and Homes, LLC is not responsible for a door rubbing on carpet, if a homeowner upgraded to a different carpet; otherwise, upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any door that rubs on carpet if it affects the performance of the door.
5. Some separation between millwork should be expected due to lumber shrinkage. Upon notification within the first year warranty period, Belmark Land and Homes, LLC will correct gaps in excess of 1/8-inch at trim joints and ¼-inch between trim and adjacent surfaces.
6. Because it is common for doors to expand and contract due to weather changes, do not be too quick to sand or plane the edges. It may be better to have a door temporarily stick slightly than to have one that shows light around the edges when the weather changes again.
7. Do not slam doors or hang/put excessive weight from the doorknob. The door will eventually stick, sag, and jam and the hardware will work loose.
8. Sticking locks and squeaky hinges will respond best to an aerosol graphite lubricant.

Drywall

1. Minor seam separations and cracks, depressions or mounds at nail heads, and other slight imperfections are not considered deficiencies and should be expected due to the normal contraction and expansion of lumber products. Minor settlement cracks and nail pops in drywall are not covered by warranty; however, upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair cracks exceeding 1/8-inch and nail pops which have broken the finished surface ONE TIME ONLY during the first year limited warranty period. Touch up painting will be provided during such repair to match the original paint as closely as possible.
2. Because this is a ONE TIME ONLY repair, Belmark Land and Homes, LLC recommends that homeowners wait to request this work until they have owned the house for 10-months, to allow for as much settling of the home to occur as possible before repairing the drywall.

Electrical Wiring and Fixtures

1. All light fixtures, light bulbs, smoke detectors, and doorbells were checked for proper operation prior to occupancy by the homeowner. Maintenance of electrical fixtures, including replacement of light bulbs, is the homeowner’s responsibility. Belmark Land and Homes, LLC will correct any faulty light fixture, smoke detector, or doorbell noted on the homeowner orientation Inspection and Acceptance Report; otherwise, these items are not covered by warranty.
2. When requested within the first year limited warranty period, Belmark Land and Homes, LLC will repair or replace any malfunctioning outlets or switches caused by defective workmanship or materials.
3. Belmark Land and Homes, LLC warrants that the wiring systems will carry the specified loads for an extended period of up to two years from the closing of escrow date of the sale of this home and will correct such a deficiency if caused by improper installation or materials and requested within the extended two year warranty period.
4. Smoke detectors have been provided in each new home to provide an early warning of a fire. These smoke detectors are hard-wired to the electrical panel, but contain batteries for back up. Homeowners are responsible for replacing batteries, vacuuming dust, and testing smoke detectors as necessary to ensure proper operation.
5. If there is a complete power failure, check first to see if neighbors are also without power. If so, report the power outage to the power company. If the outage appears to only be the homeowner’s house, they will need to check their circuit breakers. Before resetting the circuit breaker, try determining the cause. If a circuit continues to trip, check to see if a circuit has been overloaded. If the cause cannot be determined, the homeowner should notify Belmark Land and Homes, LLC.

6. Many of the outlets located inside and outside of the home are protected by ground fault interrupt (GFI) circuits. These outlets are designed to kick off as necessary for safety reasons. Homeowners should be careful not to overload the electrical outlets within their home. This may cause a circuit breaker to kick off.
7. Should an outlet not work, confirm that it has not been over-loaded, then check the GFI outlet by pushing the "TEST" button, then the "RESET" button (do not forget the GFI circuits in the garage). Some wall outlets may be connected to a wall switch.
8. The standard GFI outlet provided in the garage is not designed for the electrical requirements of a freezer. A freezer outlet on a dedicated circuit is required for a freezer. In addition, the standard GFI outlets provided in the kitchen are not designed for the electrical requirements of a microwave. A microwave outlet on a dedicated circuit is needed for a microwave.
9. If a circuit breaker trips, reset it by first switching the breaker to OFF, then back to ON. Belmark Land and Homes, LLC recommends the homeowners exercise (open and close) circuit breakers to prevent sticking.
10. ARC Fault Breakers have been installed in all bedrooms per code requirements. ARC Fault Breakers are sensitive and may trip occasionally which is not considered a defect under this warranty.

Fireplaces

1. The firebox color may change, or there may be an accumulation of residue in the flue. These circumstances should be expected and are not covered by warranty; routine home maintenance is required.
2. Temporary negative draft situations can be caused by high winds, obstructions such as tree branches too close to the vent, the geographic location of the fireplace, or its relationship to adjoining walls and roof. In some cases, it may be necessary to open a window to create an effective draft. Without an effective draft, the homeowner may see smoke throughout the living area of the house. Belmark Land and Homes, LLC will correct any draft that creates smoke in the living areas if due to faulty workmanship or material, when requested within the first year limited warranty period.
3. Under some conditions, a certain amount of rainwater may infiltrate into some firebox flues. This situation should be expected and is not covered by warranty.

Framing

1. All interior and exterior walls may have minor differences.
2. A squeak-proof floor cannot be assured. Floor squeaks and loose sub-flooring are often temporary due to lumber shrinkage or temperature changes. An isolated floor squeak is not considered a defect. Belmark Land and Homes, LLC can repair a floor squeak within the first year limited warranty period if caused by a defective joist or improperly installed sub floor. Loose sub flooring can be repaired if due to a defective joist or improper fastening.
3. Floors may be out of level up to ¼-inch within a 36-inch measurement (measured parallel to the floor joists). Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair an uneven floor exceeding this allowance to meet the warranty standards.
4. A ceiling or wall may bow up to ½-inch within a 36-inch horizontal or vertical measurement. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC can repair a bowed wall or ceiling exceeding this allowance to meet the warranty standards.
5. A wall may be out-of-plumb or out-of square. If a wall is out-of-plumb by more than 1-inch within an 8-foot vertical measurement, it can be repaired by Belmark Land and Homes, LLC to meet the warranty standards within the first year limited warranty period.
6. Warping, checking, or splitting of wood framing members, roof rafters, and trusses is not considered a deficiency and should be expected due to the effect of temperature changes and the process of lumber drying out.
7. All exterior walls and some interior walls are bearing. It is important that the homeowner does not reduce the structural integrity of their home by altering these walls.

Garage doors

1. The garage doors installed have been tested to insure that they operate properly prior to occupancy. Belmark Land and Homes, LLC will repair any garage door that fails to operate properly due to faulty workmanship or materials upon notification within the first year limited warranty period. As with all other features of the home, damage caused by excessive or abusive use will not be covered by warranty.
2. Some entrance of exterior elements may occur through a garage door and is not considered a deficiency covered by warranty.
3. If a homeowner, or any person other than Belmark Land and Homes, LLC, or its subcontractor acting under the direction of Belmark Land and Homes, LLC, installs a garage door opener, any warranty on the garage door will be cancelled.

4. Homeowners should test automatic garage door openers on a monthly basis by placing a chair or wastebasket in the path of the closing door to make sure it functions properly. An automatic garage door opener should stop and reverse when it closes on a solid object.
5. In addition, homeowners should oil any moving parts about once every three months and check to see if screws that fasten hardware to the doors need tightening.
6. If a Garage Door Motor has been installed, do not use motor if Garage Door Slide Lock is engaged.
7. If Garage Door Opener Blinks or Flashes, consult your home owner's manual before contacting Belmark.

Ground Work

1. If any work or materials, such as grading, landscape, etc., has been provided by any one other than Belmark Land and Homes, LLC or one of its subcontractors, there is no warranty coverage for the affected areas.
2. The homeowner is responsible for maintaining grades and swales established prior to occupancy to prevent runoffs and erosion of soil. It is also the homeowner's responsibility to establish and maintain adequate ground cover.
3. Necessary grades and swales have been established by Belmark Land and Homes, LLC to provide proper drainage away from the home. Site drainage under this warranty is limited to those immediate grades and swales surrounding the home. Standing water beyond a 10-foot perimeter of the foundation is not covered by warranty. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct water which stands for more than 48 hours after rain within 10-feet of the foundation. Where swales are draining from adjoining properties or where a sump pump discharges, an extended period of 48 hours is allowed for water to dissipate. The possibility of standing water after an unusually heavy rainfall should be anticipated and is not considered a deficiency. No grading determination is made while there is frost or snow or when the ground is saturated. Standing water on the property that does not directly affect the immediate area surrounding the foundation of the home that doesn't affect that area but is caused by unusual grade conditions, retainage or treed areas, etc. is not considered a defect.
4. Ground settlement will occur and should be expected. Conditions due to ground settling are not covered by warranty, unless they result in an uninhabitable home. Home owners will need to fill in any depressions with dirt as normal settling occurs, keeping ground material below the top of the foundation wall, at least 6-inches from the siding, to prevent water from entering and possibly causing wood decay or water leakage.
5. In the spring and fall of each year, Belmark Land and Homes, LLC recommends that homeowners rake leaves and debris away from the house, and continue to maintain a half-inch per foot slope away from the foundation so that water drains away from the house.
6. If a catch basin is present in the yard check it periodically for debris that may have accumulated there. If debris is allowed to enter the pipe, it could clog the drain tile.

Gutters and Downspouts

1. Gutters are designed to draw rainwater from the roof and direct it through downspouts to the ground and away from the house.
2. It is the homeowner's responsibility to keep gutters and downspouts clean. To prevent debris build-up, homeowners may want to install a mesh screen right over the gutter. An alternative is to install a mesh cover – also known as a “birdcage” – directly over the downspout. Unfortunately, mesh covers won't do the job against pine needles as they can slip right through the mesh. Another solution is to install a plastic diverter that allows the water to run into the gutter while diverting the leaves. The diverter simply snaps into place.
3. If a downspout is clogged, the most effective method of cleaning is by removing the elbow at the base of the downspout and using a plumber's snake. Simply work it up into the downspout and remove the accumulated debris.
4. Gutters may overflow during heavy rains. Such overflow is not covered by warranty.
5. Home owners need to periodically check their gutters and downspouts, including, but not limited to the following:
6. Check for loose brackets and tighten as necessary.
7. Check the elbows at the bases of the downspouts to be sure they are on tightly.
8. Repairing a leaking gutter is pretty simple. Joints can be sealed by applying silicone caulking over the seams on both the inside and the outside of the gutter. Small holes can be patched with a thin coating of roofing cement. Using a putty knife, extend the cement beyond the hole in all directions. For holes larger than a half-inch, cover the area with roofing cement, and then set a sheet metal patch or fiberglass mesh tape in the cement. Over the patch, apply another coat of cement.
9. Belmark Land and Homes, LLC will repair any gutter that leaks at a connection point during normally anticipated rains, if such a repair is requested within the first year limited warranty period.

Hardwood Flooring

1. The beauty of hardwood flooring is that it is natural product. As such, it is subject to various normal conditions that are not covered by warranty. These conditions, such as swelling/expansion and shrinking/contraction, may continue for the life of the floor as the wood slowly adjusts to its atmospheric environment.
2. Seasonal humidity allows wood to take on moisture and therefore swell/expand. In some cases this may cause a washboard effect that is not covered by warranty. In addition, heat and dry weather draws the moisture from wood, causing it to shrink/contract. This may cause cracks between the seams. Any cracks should be filled with color putty as part of routine home maintenance.
3. Hardwood flooring will fade and discolor with exposure to sunlight. This is not considered a deficiency.
4. The finish coat on hardwood flooring will require up to 90-days to cure. Hardwood flooring should have cured for at least 2 weeks before cleaning.
5. To restore shine to your floor and to provide a deeper cleaning, a professional cleaning and polishing is recommended. Additional coats of finish should be applied every two to four years, as needed, to protect the wood. Failure to maintain the protection may result in the need to entirely refinish the floor at about ten times the cost of re-coating and buffing.
6. To remove light dirt from hardwood flooring, the homeowner should use a slightly damp mop with a mild solution of water and white vinegar (approximately 1 cup vinegar to each gallon of water). Never allow liquids to stand on a hardwood floor. Wipe all liquids before they set. For best results, buff dry with a towel. Do not use wax or detergents on hardwood floors; these products may damage the floor and trap residues in a wax buildup, leaving floors dull.

Heating (Furnace and Hot Water Tank)

1. The heating system has been installed in a method that will ensure you of an inside temperature of 70-degrees, as measured in the center of each finished room, at a height of 5-feet above the floor, in normally-anticipated weather conditions for this region.
2. There may be periods when outdoor temperatures fall below the normally-anticipated weather conditions for this region, thereby lowering the temperature in the home.
3. The orientation of the home, or the location of rooms, heat vents or furniture in the home, may affect the temperature differential. Certain aspects of the home, including, but not limited to, expansive stairways, open foyers, sunrooms, or cathedral ceilings may also cause abnormal variation from the heating standards and are not covered by warranty.
4. For proper function of the heat system, heat vents should not be blocked with furniture, draperies or other objects.
5. All rooms may vary in temperature, upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any heating system that does not perform as stated above under normal weather conditions.
6. When metal heats and cools, ticking and cracking sounds may occur. These noises are not considered a deficiency covered by warranty. Belmark Land and Homes, LLC can repair any booming or "oil-can" type noise in ductwork caused by improper installation upon notification within the first year limited warranty period.
7. A clean furnace filter was provided in the furnace near the completion of construction of the home. Home owners are responsible for checking their furnace filter on a monthly basis, including, but not limited to the following:
 - Inspect the air filter for accumulated dust and dirt that make the heating unit work harder. A dust-filled filter will carry airborne bacteria back into the heating system and into the air. Replace or clean the filter per the manufacturer's instructions if needed.
 - Look for rust
 - Note any odd sounds or smells
 - Test for proper draft at the diverter by holding a small piece of tissue paper close to the exhaust to make sure air is flowing outward.
8. Homeowners should also check their heat registers periodically, looking for soot streaks around the heat registers. This can be a sign of a problem needing attention. Belmark Land and Homes, LLC recommends that homeowners vacuum heat vents to eliminate airborne dust and improve the airflow.
9. Belmark Land and Homes, LLC warrants that the ductwork throughout the new house will not separate for an extended period of up to two years from the closing of escrow date of the sale of this home and will correct such a deficiency if caused by improper installation or materials and requested within the extended two year warranty period.
10. A water heater has been provided in the home, with sensitive thermostatic controls. The controls have been set to prevent accidental scalding burns and to conserve energy. Consult the water heater owner's manual for information on adjusting the temperature.
11. Home owners are responsible for inspecting the hot water heater on a monthly basis, including, but not limited to the following:
 - Check for rust stains or water on, around or under the hot water heater. This can indicate a leaking valve that requires replacement.

- Rust of debris will settle at the bottom of the tank and on the lower heating element. This can shorten the life of the tank or the element. Belmark recommends that you follow the manufacturer's recommendations for servicing the water heater.

Insulation

1. Insulation has been provided within the home to meet all code requirements. An Insulation Certificate has been included in the homeowner orientation book to identify the types of insulation provided.
2. There may be some air infiltration around electrical boxes. This is normal and not considered a deficiency.

Landscape

1. Any defective landscape materials found must be noted on the homeowner orientation Inspection and Acceptance Report to be corrected; otherwise, landscape materials are not covered by warranty.
2. The lot layout has been designed to provide proper drainage away from the home. If a homeowner adds or changes their landscaping, they need to be sure to maintain proper drainage on their lot.
3. Proper care of the landscape will help contribute to the beauty of the home and neighborhood.
4. To help reduce erosion, homeowners need to plant ground cover and/or shrubbery suitable to the area.
5. During the first thirty days of new landscaping, watering must be done on a daily basis to ensure root production and a green lawn. In addition, Belmark Land and Homes, LLC recommends the homeowners do not mow their lawn for the first three weeks of occupancy. During the first mowing, homeowners should run their mower at half throttle.
6. Homeowners should use a lawn sprinkler to water their landscape one hour in the morning and one hour in the evening, moving the sprinkler every twenty minutes to ensure even and thorough watering. This technique can also be used during hot summer days. While watering landscape, homeowners should avoid sprinkling any part of the home, porch or deck. Excessive water will reduce the life expectancy of the materials used in construction of that part of the home.
7. Fertilizing should be done every four months, using a common drop or broadcast spreaders and applying fertilizer in two different directions (horizontally and vertically across the yard) for best coverage. Use the above watering technique for the first week after each fertilization.
8. Homeowners should prune and trim shrubs and trees away from the house and windows. Plants in contact with the exterior surface can promote insects and surface wear. Plants that obstruct windows can create a shield that may allow a thief to enter the home undetected.
9. Belmark Land and Homes, LLC recommends that homeowners rake their lawn thoroughly each fall as needed.

Masonry

1. Some cracks are common in masonry and mortar joints and should be expected. Cracks ¼" or less are considered the homeowner's responsibility with routine home maintenance. Belmark Land and Homes, LLC can repair any crack exceeding ¼" by surface pointing or patching within the first year limited warranty period. Such repairs should be made at the end of first year limited warranty period to permit normal settling of the home to occur.
2. Discoloration of masonry products is possible and should be expected. Belmark Land and Homes, LLC is not responsible for color variations between original and replacement masonry products.

Mirrors and Shower Doors

1. Deficiencies found in mirrors that are not noted on the walk through Inspection and Acceptance Report will not be covered by warranty.
2. All shower doors have been installed to fit tightly and eliminate any water seepage. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any shower door that leaks under normally anticipated conditions.
3. All mirrors provided in the home should be free of sharp edges. However, please use caution when cleaning around mirror edges; even a softened edge of a mirror could cause a laceration to the skin.

Moisture Control

1. The homeowner is responsible for preventing moisture from direct contact with the products used in the construction of the home. Surfaces inside and outside the home must be kept clean and dry. Any water leak in the building envelope must be immediately repaired. The homeowner should promptly remove any dirt, moisture or mildew found on any surface of the home, as they can deteriorate paint and wood, and lead materials to rot and produce mold.

2. Condensation may occur within the home. This can happen when warm, moist air settles on a cool surface. It can show up on windows, walls, pipes, plumbing fixtures, etc. If condensation is present for prolonged periods, take steps to reduce the moisture source or increase ventilation.
3. Exhaust fans have been provided in the home and must be used every time a bathroom, kitchen or laundry room is in use, or as needed to draw moisture-laden air to the outside.
4. A whole-house fan has been provided and must not be tampered with or disconnected so that it can function as required on a daily basis. Disconnected the fan will void all warranty items related to moisture control. *(During each home buyers home orientation/'Walk-thru' with a Belmark Representative the details of usage of the House fan is explained)*
5. Controlling indoor air moisture limits the probability of supporting mold growth from condensing water on interior surfaces. Prevent moisture resulting from condensation by increasing surface temperatures or reducing moisture levels in the air. To increase the surface temperature, insulate or increase the circulation of heated air. To reduce moisture levels in the air, repair leaks, increase ventilation (if outside air is cold and dry) or dehumidify. Controlling indoor air moisture to below 65 percent relative humidity can cause a high near-surface relative humidity and condensation. Experience has shown that an air moisture level below 40 percent relative humidity during the heating season will prevent condensation on surfaces. This level of humidity may not be appropriate for houses in severe cold climates. Excessive humidity can be removed with a dehumidifier. A sign of excessive humidity is condensation on the inside of windows. Relative humidity is a measure of the amount of water vapor in air. Relative humidity meters are useful for detecting excessive moisture and they are available from most hardware stores. Moisture sources that increase indoor air relative humidity are: habitation (people release moisture), bathing, cooking, plants, washing and air-drying of dishes and clothes, non-vented combustion appliances, humidifiers and outdoor ventilation air in humid climates.
6. Another moisture source is water from leaks, such as pipes, rainwater leakage through windows, roof flashing, etc. The homeowners must ensure proper drainage for roof rainwater and maintain the ground with a slope that drains water away from the foundation.
7. The homeowners shall not allow water to accumulate in any crawl space area or against the exterior of the building.
8. The most practical approach to limit mold growth is early detection and prompt resolution of excessive moisture. If you can see mold or detect an early or musty odor, you can assume you have a moisture problem that must be resolved to achieve a permanent solution to arresting mold growth. Mold growth is found behind walls or under materials where water has damaged surfaces. Look for discoloration and mold on surfaces. Any mold appearing on an interior or exterior surface shall be properly cleaned and treated when first noticed. Mold shall not be allowed to remain or grow for any length of time. Deteriorating or damaged surfaces must be repaired, repainted or replaced by the homeowner immediately.
9. Belmark specifically recommends that home owners perform the following routine home maintenance for moisture control, and other tasks as needed:
 - Inspect for condensation and wet spots on a regular basis, and immediately eliminate sources of moisture. Do not let water pool or stand in your home. Promptly clean and dry any wet or damp areas and replace any materials that cannot be thoroughly dried, such as drywall or insulation.
 - Before bringing items into the home, check for signs of mold. Potted plants (roots and soil), furnishings, or stored clothing and bedding material, as well as many other household goods, could already contain mold growth. Do not store organic materials such as paper, books, clothes, etc. in humid locations, such as unfinished basements. Consider the use of dehumidifiers in areas such as unconditioned basements.
 - Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
 - Ensure proper venting of clothes dryers to the outdoors. Ventilate kitchens and bathrooms by opening windows, by using exhaust fans, or by running air conditioning to remove excess moisture in the air.
 - Keep the relative humidity as low as is comfortable during the winter season for houses in cold climates. Mold growth on interior surfaces of exterior walls can occur during the heating season. Use an air conditioner or dehumidifier during humid months of the year if needed.
 - Ensure regular and proper use of the Whole House Fan.

Paint

1. It is important to note that the standard interior paint provided within the home is not washable.
2. The company that provided paint for the home has left a small amount of each color used for future paint touch-ups. If a warranty repair is provided where touch-up paint is required, Belmark Land and Homes, LLC may need to use some of this paint left in the house.
3. Fading, cracking and deterioration of exterior paint is considered normal and not covered by warranty, with the exception of the following condition: If more than 75% of a particular wall is affected, the entire wall will be corrected by Belmark Land and Homes, LLC upon notification within the first year limited warranty period.

4. Some minor imperfections such as over-spray, brush marks, etc. are common and not covered by warranty, with the exception of the following condition: If more than 75% of a particular wall is affected, the entire wall will be corrected by Belmark Land and Homes, LLC upon notification within the first year limited warranty period.
5. Before repainting, remove all dust and mildew from the surface by washing the siding with a brush. Do not use a pressure washer. Always wash from the top down so water won't drip back underneath the siding. Homeowners can use commercial cleanser or other formulas for removing mildew. After applying formula, let sit for ten minutes, then rinse thoroughly. When the siding is dry it can be painted.
6. Avoid painting surfaces that are damp, too hot or too cold. Carefully follow the paint manufacturer's instructions. Make sure paint covers all exposed surfaces.
7. When painting, it is especially important to cover the bottom edge or drip edge of all siding boards. Paint may be applied by sprayer, roller or brush. If sprayers or rollers are used, the homeowner will need to make an extra effort to be sure bottom edges are covered.

Plastic Laminate Countertops

1. Plastic laminate countertops are usually very easy to care for. Most cleaning can be done with warm soapy water and a sponge, or with a household ammoniated liquid detergent. Abrasive cleaners should not be used.
2. Plastic laminates are susceptible to staining from a wide variety of foods. Although the stain may persist for several days, repeated cleaning with an all-purpose cleaning agent can often remove such stains.
3. Plastic laminates are not stable when exposed to direct sunlight. Exposure can cause this material to shrink and pull away at seams. Pulled seams will allow water to reach and deteriorate the contact adhesive. Belmark Land and Homes, LLC recommends prompt attention to this problem.
4. Laminates are plastic and therefore subject to scratches, cuts and pits from knives and other sharp objects. Do not cut anything directly on any plastic laminate surface.
5. Some shade variation may be detected at the seams. This cannot be avoided due to limitations in the manufacturing process.
6. Do not set hot pans on plastic laminates. This may either scorch the laminate or create a bubble in its surface. Scorches are a permanent damage. A qualified person can repair bubbles.

Plumbing

1. Routine home maintenance and proper use is required on all plumbing fixtures.
2. The plumbing system has been professionally installed and inspected and should provide the homeowner with years of trouble-free service, with minimum maintenance. If any problem should arise, attend to it promptly to prevent it from developing into a bigger problem, requiring more costly repairs.
3. Scratches, tarnishing, marring, cracks, chips, or other defects in plumbing fixtures must be noted on the homeowner orientation Inspection and Acceptance Report to be corrected by Belmark Land and Homes, LLC.
4. Belmark Land and Homes, LLC will repair or replace any defective plumbing fixture or appliance upon notification within the first year limited warranty period.
5. Proper winterization of pipes is considered routine home maintenance. Belmark Land and Homes, LLC will repair a pipe that freezes and bursts due to faulty workmanship or materials upon notification within the first year limited warranty period.
6. Some noise should be expected in plumbing pipes, due to water flow and pipe expansion. If caused by improper installation, a hammering noise can be repaired when requested within the first year limited warranty period.
7. Belmark Land and Homes, LLC warrants that plumbing pipes will not leak due to faulty materials or workmanship for the extended period of up to two years from the closing of escrow date of the sale of this home and will correct such a deficiency upon notification within the extended two year warranty period; However, faulty faucets, valves, joints and fittings are only warranted for the first year of occupancy. Condensation on pipes does not constitute leakage.
8. Belmark Land and Homes, LLC warrants that water supply will not stop due to faulty workmanship or materials inside of the home for the extended period of two years from the closing of escrow date of the sale of this home and will correct such a deficiency upon notification within the extended two year warranty period. Drought or causes other the faulty workmanship or materials limiting or preventing water supply to the house are not covered by warranty.
9. Belmark Land and Homes, LLC warrants that drains or sewer will not clog under normal intended use within the home due to faulty workmanship or materials for the extended period of two years from the closing of escrow date of the sale of this home and will correct such a deficiency upon notification within the extended two year warranty period. Clogs outside of the home are not covered by warranty.
10. The main supply valve, usually located where the water enters the house, controls the flow of the entire system. Belmark Land and Homes, LLC recommends that home owners make sure that everyone in the house knows where this is located and how to turn it off in case of emergency.

11. Intake valves for each plumbing fixture are located near each fixture, usually behind the toilet, under the sink, etc. Homeowners should turn off the water supply at this point if repairs to a fixture are needed.
12. To stop a toilet from “running-on”, remove the lid, adjust the float and replace the lid. Toilet adjustments are not covered by warranty, with the exception of any adjustment needed due to faulty workmanship or materials.
13. Use a plunger or a plumber’s snake to unclog a toilet. If these methods do not work, a coil-spring auger may also be used to dislodge debris.
14. Homeowners should periodically check toilets for rocking, indicating a loose seal. Flange bolts at the sides of the toilet can be gently tightened to improve the seal.
15. A variety of materials are used in manufacturing plumbing fixtures. The specific manufacturer’s product information should be reviewed for proper maintenance instructions for each product. Never use abrasive cleaners on plumbing fixtures.
16. Do not leave food waste sitting in the kitchen sink. Use the disposal, if provided. In addition, do not use sinks as a receptacle for photographic developing solutions, as these stains are extremely difficult to remove.
17. Never step in a bathtub or shower with shoes on. Shoe soles may have particles on them that will scratch the surface of the tub or shower.
18. Do not over-tighten frost free exterior faucets. In addition, drain and close exterior faucets in the fall and open them in the spring.
19. It is important to remove hoses from exterior faucets before cold weather to prevent freezing and damage to the pipes. Homeowners should cover exposed spigots with weatherproof enclosures.
20. If a plumbing pipe bursts, immediately turn off the main shut-off valve to control flooding and prevent further damage.
21. Homeowners should periodically check shut-off valves for leaks or corrosion. The valves can be turned a quarter to a half turn to prevent from sticking.
22. Homeowners should clean slow drains by plunging or by using a plumber’s snake. If these methods do not work, the homeowner will need to locate the trap under the fixture, and use a bucket or a pan to catch the water as it is opened. A wire or a plumber’s snake can be used to dislodge debris from this point.
23. Belmark Land and Homes, LLC recommends that homeowners pour water down unused drains, such as basement sump drains. This will maintain a level of water in the trap (the elbow shaped joint) and stop sewer gasses from entering the house.
24. Homeowners should inspect all sinks, faucets and drains on a monthly basis. Slow leaks can waste water and create mold and wood rot. Most leaks can be fixed by replacing washers, but single-control faucets may need a cartridge replaced.
25. If a leak is discovered, the homeowner should turn off the water supply at the nearest intake valve. If the leak is in the yard or garage, the homeowner will need to turn off the water at the meter. If the homeowner cannot determine and remedy the cause of the leak, they will need to notify Belmark Land and Homes, LLC if the leak occurs within the warranty period. To minimize damage, the homeowner should mop up water, put a bucket down to catch water, or pull up carpets to keep dry, if necessary.
26. Aerators are attached to faucets in kitchens and bathrooms to reduce splashing and cut back on water use. They collect bits of debris from the water supply and will need periodic cleaning. To clean the aerators, simply unscrew the aerator from the end of the faucet, remove any debris, remove and raise the washer and screens, replace them in their original order, and then screw the aerator back on the faucet.
27. Always have the garbage disposal switch turned off if a hand or anything else is being used to remove substances from a stalled disposal.
28. Occasionally, Belmark Land and Homes, LLC recommends cleaning the garbage disposal by grinding ice cubes in it. Grinding lemon peel will freshen it. Never use chemicals designed to unclog drains in the disposal. Run plenty of cold water when grinding food. Do not put large amounts of fibrous material, such as cornhusks, down the disposal.
29. Most garbage disposal units have reset buttons that will turn the disposal off if it becomes overloaded with a substance that it cannot grind. If this happens, first turn off the switch, then unplug the disposal, and remove what cannot be ground up. Wait about three minutes before pushing the reset button, then plug the disposal back on and turn the switch back on. If it does not re-start, turn it off again and check the circuit breaker panel to see if the breaker has been tripped. If that does not solve the problem, refer to the product information provided by Belmark Land and Homes, LLC.
30. Never pour grease down drains. Cooking grease should be collected in a separate container and disposed of when cool.

Roofing

1. The roof installed on the home is designed to add beauty and protection. Proper care will give the homeowner many years of good service.
2. The homeowner should not experience any roof leaks under normally anticipated weather conditions. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any leak occurring under normal conditions.

3. Routine home maintenance is required on all roofing materials. Belmark Land and Homes, LLC will repair any lifted, torn or curled roofing shingles due to faulty material or workmanship upon notification within the first year limited warranty period.
4. Roof vents have been provided to insure proper attic ventilation in the home. It is the homeowner's responsibility to keep existing vents clear of obstructions to maintain proper airflow.
5. Homeowners should not walk on their roofs, unless necessary, and only when the Safety Anchor and proper fall protection is used.
6. Roofing problems occur most often when flashing or seals around vents, skylights, etc. have become loose. This can happen during high winds.
7. Home owners need to periodically check their roof, including, but not limited to the following:
 - Pay special attention to protrusions like chimneys, skylights and vents. Be sure they are well sealed with caulking, and that the caulking is not beginning to crack or peel.
 - Check the interior ceiling and around roof penetrations for water stains that indicate leaks. Immediately make repairs to stop leaks so they do not lead to dry rot and structural damage.
 - Keep an eye out for rusted or bent flashing and nails that are sticking up.
 - Check for damaged or worn shingles. As composition roofs age, the surface granules eventually break down and wash away. Check the gutters. That's where telltale particles will be found. For most major repairs, the homeowners will probably want to hire a professional roofer. But, if they're more comfortable working in high places, they should be able to tackle the minor repairs on their own. Plastic roofing cement is handy for minor jobs such as flattening buckled shingles and repairing cracks or tears.
 - For tares in composition roofing, apply liberal amounts of roofing cement underneath the affected area and press the shingles into place. Hammer roofing nails into each side of the tear and cover both the nails and the tear with additional cement.

Sewer or Septic System

1. If the home is connected to a municipal sewer system, there is an on-site sewage disposal system in place. If not, there is an underground septic tank in place to collect and partially-purify water-carried household waste from the kitchen, bathrooms and laundry room. This wastewater enters the drain field through perforated pipes and then in to the soil.
2. A copy of the approved septic design for the home should be provided in the homeowner orientation book. If this is misplaced, contact Belmark Land and Homes, LLC to obtain a copy within the First Year Limited Warranty period.
3. It is the homeowner's responsibility to know the location of their septic tank and drain field. Do not drive, park or plant trees in these areas.
4. Septic systems usually need to be pumped every 2 to 3 years to remove accumulated sludge and scum.
5. If a garbage disposal is used within the home, the homeowner will need to have the septic system pumped more frequently, as garbage disposal will significantly increase the amount of sludge and scum produced within the septic tank.
6. Do not flush plastic products, oil, grease, cornhusks or similar products that do not decompose into the septic system.
7. Belmark Land and Homes, LLC recommends that homeowners practice water conservation and divert runoff from the drain field to keep excessive water from overloading the septic system.

Siding

1. Properly maintained siding gives the home an attractive appearance and forms a protective exterior skin around the house. By providing protection from the elements, well-maintained siding plays a key role in safeguarding the value of the new house.
2. Any separations in siding material that are 3/8-inch wide, or less, and allow the entrance of exterior elements through the siding are the responsibility of the homeowner with routine caulking. Belmark Land and Homes, LLC will correct the entrance of exterior elements at separations in siding material exceeding 3/8-inch.
3. Wavy siding may be due to temperature changes and should be expected. Separated, loose or delaminated siding may be due to improper maintenance. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any siding material the delaminates, deteriorates, or comes loose due to faulty materials or workmanship.
4. The siding will need to be repainted before the existing paint fails. The geographic location, climatic conditions and exposure will impact the longevity of the paint's performance. Belmark Land and Homes, LLC recommends repainting any exterior wood siding every five years to help keep moisture out.
5. Homeowners should make sure that sprinklers or hoses do not spray water directly onto siding or trim. In addition, they will want to keep roof surfaces and gutters in good repairs that water is diverted away from the siding.

6. Mildew or fungus on siding is caused by climatic conditions. It is important to keep the painted surface free of mold, mildew and algae. Routine home maintenance is required to keep siding clean.
7. Homeowners should maintain a six-inch minimum clearance from the ground to any unfinished wood siding or trim. Do not allow garden mulch or back dust to build up to within six inches of the siding bottom. Trim shrubs, trees and plants a minimum of one foot from the siding.
8. Inspecting the siding is an essential part of maintenance. Once or twice a year Belmark Land and Homes, LLC recommends that home owners check their siding and trim and provide the maintenance required, including, but not limited to, the following:
 - Check exterior paint for cracking, peeling, fading or chalking. Be sure to inspect the bottom rows and under window casings. Re-paint as needed.
 - Check siding and trim for damage. Loose siding or trim boards will need to be re-nailed. Missing or damaged siding or trim boards will need to be replaced.
 - Check caulking at joints and seams around windows, doors, or other areas where materials meet. Missing, cracked or damaged caulking or sealant will need to be replaced.
 - Check siding, trim, caulking and sealant for signs of mold, mildew or algae. Clean as needed.
 - Check flashings and gutters for damage or blockage. Clean as needed.

Venting and Fans

1. A whole-house fan on a dedicated timer, bath fans and venting for microwave/range hoods, dryers and fans have been provided throughout the new home to meet all ventilation requirements. Maintaining adequate ventilation and moisture control is the homeowner's responsibility and not covered by warranty. Disconnection of ventilation fans will void all applicable warranties, including any related problems. *(During each home buyers home orientation/ 'walk-thru' with a Belmark Customer Service Rep., the details of usage of the House fan is explained)*
2. During strong winds, properly installed louvers or vents may allow the entrance of rain or snow. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct a leaking louver or vent if due to faulty material or workmanship.
3. Homeowners should clean kitchen exhaust fan filters on a monthly basis by removing the filters from the exhaust fans and cleaning with soap and water. Filters can accumulate grease that will decrease their efficiency. Grease in a range hood can accelerate a kitchen fire.

Vinyl Flooring

1. Any tears, cuts, stains or other deficiencies must be noted on the homeowner orientation Inspection and Acceptance Report to be corrected by Belmark Land and Homes, LLC. Any vinyl flooring deficiencies not noted on this report will not be covered by warranty.
2. Tears, cuts and indentations may result from high heels, rocks embedded in shoes, droppings sharp objects, unprotected chair or table legs, children's toys, etc. Deep burns and cuts should be repaired by a qualified flooring installer.
3. Although vinyl flooring layers are designed to withstand routine household wear, they will lose their brilliant shine if they are repeatedly subjected to sand and dirt - especially heavily traveled areas. The vinyl flooring does not need to be waxed. If luster diminishes in heavy traffic areas, wash the floor as noted below and buff with a lamb's wool pad.
4. Surface dirt can be easily removed with a broom, vacuum cleaner or damp mop. Frequent sweeping and mopping will prevent abrasive action and help prolong the floor's built-in shine. To wash vinyl floors, use a sponge mop and vinyl floor cleaner, following package directions. Do not flood the floor. Loosen ground-in dirt with a soft brush. Do not use scouring powder or other abrasive materials that may harm the surface.
5. No flooring material is completely stain-proof. Certain spills and smears can be especially harmful, such as solvent type shoe polish, hair waxing and dyeing solutions, lipstick, wax crayons, furniture oils and polishes, animal excretions and others. Wipe up all spills quickly before they set. Household chlorine bleach will effectively remove most stains.
6. Routine home maintenance is required to care for vinyl flooring. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair vinyl floor edges that become loose due to faulty workmanship or materials used during construction.
7. With normal settlement of the home, some fasteners may be apparent through vinyl flooring. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any vinyl flooring where a fastener has broken through the surface of the vinyl flooring.
8. Minor gaps, depressions or ridges should be expected at seams in vinyl flooring. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will repair any gaps, depressions or ridges exceeding 1/8" in width, height or depth at vinyl flooring seams.

9. Furniture and appliances may cause indentation in the new floor. Metal caps and furniture rests with small, narrow load bearing surfaces should be replaced with wide protective load bearing devices. In an effort to avoid indentations from furniture or appliances in vinyl flooring, Belmark Land and Homes, LLC recommends the use of rests, glides or casters.
10. Some rubber-backed mats can cause a vinyl floor to discolor in time. Belmark Land and Homes, LLC recommends the use of a mat or rug that does not have a rubber or latex back.
11. Driveways are a special hazard to vinyl floors. Asphalt and tar deposits on shoes may discolor a vinyl floor, especially in hot weather. A non-staining mat, placed near an entrance can help remove deposits on shoes. Also, a coating of vinyl floor finish may help protect the flooring. If it becomes discolored, the finish can be removed.

Windows & Skylights

1. The windows provided in the new home should open, close and lock without difficulty. Belmark Land and Homes, LLC will correct any window that does not operate as intended under normally intended use upon notification within the first year limited warranty period.
2. Condensation is relative to the quality and type of windows provided in the home. Temperature differences in high levels of humidity, along with individual living habits will cause condensation. Condensation on the interior surfaces of windows is not covered by warranty.
3. Clouding or condensation between window panels is possible. Belmark Land and Homes, LLC will correct windows with this condition only during the first year warranty period. After first year warranty period consult the manufacturer.
4. Some drafts may be noticeable around window during high winds. However, in this region of the country we rarely have winds that will penetrate through the windows provided in the home. Upon notification within the first year limited warranty period, Belmark Land and Homes, LLC will correct any poorly fitted window.
5. All caulking materials expand and contract due to temperature variation and dissimilar materials. Maintenance of weather-stripping and caulking is the homeowner's responsibility.
6. Glass breakage and scratches in glass are not covered by warranty unless noted on the homeowner orientation Inspection and Acceptance Report.
7. The homeowners will need to inspect the flashing around the windows to make sure that it stays nailed down and in good condition. Make sure the areas around the windows are sealed and that the drip cap is drawing water away from the window.
8. The homeowners will need to check the window caulking, which can dry out over time. If necessary, replace it using 25-year acrylic latex caulk. For wide cracks, install a foam backer rod about 3/8-inch below the surface of the siding and fill with caulk.

Acknowledgement

Purchasers signatures below acknowledges that they have received, read, and understand the First Year Limited Warranty provided by 164th St. Townhomes, LLC and accept it's terms in lieu of all other warranties, express or implied, including merchantability and fitness for particular use.

Project_____ Lot_____

Purchaser_____ Date_____

Purchaser_____ Date_____

1 Year Warranty reminder:

This memo is your reminder notice to email Belmark's Customer Service Department directly for your 10 month warranty request. Your 1 year warranty will expire 2 months after your request. All requests will need to be made in writing prior to your 1 year date.

10 month notice reminders may not be mailed out by Belmark's office.

Keep this memo in a safe place to remind yourself to contact our office. **Set** up a calendar reminder on your phone or your computer.

Closing Date: _____

10 month **request** date: _____

Home Buyer: _____ Lot _____

By email: customerservice@belmarkhomes.com

By website: <http://www.belmarkhomes.com/new-redirectorpage-4/>

Your login is your email and your password was originally set up as your lot #.

By mail: 4229 76th St NE, Suite 105, Marysville, WA 98270