



TruVista
DEVELOPMENT

TruVista Development, LLC

Home Warranty Detail



TABLE OF CONTENTS:

▪ TruVista Development Overview	3
▪ Warranty Standards	4
▪ Warranty maintenance checklists	
▪ 3 months	5
▪ 6 months	6
▪ 9 months	7
▪ 12 months	8

OVERVIEW

- TruVista Development is pleased to have had the opportunity to build your new home. We take exceptional pride in our craftsmanship and believe you will have an opportunity to create many lasting memories and traditions in your new home.
- We offer varying levels of warranty throughout the first two years of your home.
- As a new home owner, you can expect the following warranty protocol.
 - TruVista Development, LLC offers a *New Home Orientation* prior to final close to familiarize you with the your new home and to be on-hand to answer any questions you may have.
 - TruVista Development, LLC offers a 3, 6,9 and 12 month maintenance checklist to ensure that your home continues to be at its best as it begins to settle in the first year.
 - TruVista Development, LLC will contact homeowners via mail and/or email twice within the first year to check in with homeowner on warranty items
 - If you determine that you do indeed have a warranty claim, please visit truvistadev.com to complete the on-line warranty request form.
 - A TruVista Development, representative will be in contact with 24 hours to confirm that your request has been received.
 - At that time, the claim can be reviewed and the best course of action will be determined to resolved the issue as quickly as possible.

WARRANTY STANDARDS:

- One year warranty on all materials and workmanship.
- Two year warranty on all mechanical systems including plumbing, electric and HVAC and any other mechanical system
- TruVista's responsibility on all manufactured surfaces (countertops, etc) is valid only if the damaged surface is indicated through the warranty form at truvistadev.com within 10 days after move-in.
- Appliances are covered by manufacturer warranty. All appliance manuals will be in your home upon close for your reference.
- TruVista's responsibility under the above mentioned warranty standards does not extend to items which have been subject to owner neglect, modification or abnormal use.
- The effective date for the start of coverage of these standards will begins when the buyer occupies the structure or as otherwise noted.
- Defects in appliances and plumbing and electrical fixtures properly installed by the contractor should be limited to the manufacturer's warranty.
- Any time the termite treatment barrier around the home is disturbed, a retreatment will be required, at the homeowner's expense. Examples of disturbances, include, but are not limited to, backyard landscaping installations pool installations, and revisions to existing landscaping in place at the time of occupancy.
- These standards are subject to revision as methods of construction or materials used in construction continue to change. If there is any conflict between the workmanship standards and building code requirements, the latter shall prevail.
- Owner maintenance items include:
 - Adjustment of doors, windows and weather-stripping after the first year of occupancy.
 - Interior and exterior caulking (excluding roofing sealant) after the first year of occupancy.
 - Drips and leaks at faucets, hose bibs and other plumbing fixtures after the first year of occupancy or the expiration of manufacturer's warranty (whichever is longer) caused by normal wear of washers, seats or "O" rings.
 - Normal wear of the finish of household appliances, fixtures, painted surfaces or floor coverings.
 - When it is shown that any of the above items have been aggravated by the actions or inaction of the contractor, the contractor should assume responsibility for repair or replacement of these items.

3 MONTH MAINTENANCE CHECKLIST

- Freshen your garbage disposal with fresh citrus rinds and baking soda. Clean blades by grinding up ice cubes
- Cabinet shelves are not designed to hold weight in excess of 20 lbs per square foot. Check to see that the heavier products, such as flower, are kept on the bottom shelves.
- Attach furniture protectors underneath furniture legs to protect hardwood and tile flooring from being scratched and damaged.
- Check to see that all exterior door weather-stripping is in place and effectively maintaining your home's energy efficiency. Apply a silicone spray to vinyl and rubber weather stripping to prolong the life.
- Purchase a general-purpose fire extinguisher for each floor of your home and demonstrate proper use to family members.
- Implement a regular monthly pest control program for the interior and exterior of your home.
- Inspect all plumbing connections (sinks, toilets, showers, etc.) for evidence of any leakage.
- Keep your thermostat at a consistent temperature for more comfort, lower utility bills and less wear and tear on your compressor.
- Locate main water line shut off valve and show your family how to turn it off in the event of an emergency.
- Locate main circuit breaker in electrical panel and show your family members how to turn it off in event of an emergency.
- Use a product such as Thompson's Wood Protector to coat wood gate slats to ensure durability and lessen splintering.
- Follow your landscaping contractors instructions for adjusting your sprinkler system timer and proper year-round care for your Landscaping

6 MONTH MAINTENANCE CHECKLIST

- Clean and apply a light coat of furniture polish to protect the wood grain and overall appearance of your cabinets.
- Color fading of carpeting can be caused by sunlight. Check areas that have direct sunlight and minimize sunlight fading by keeping draperies and blinds closed during the day.
- Check the operation of all windows and doors. A graphite lubricant can be used if they stick. Ensure there is no evidence of water intrusion around window frames and sills. Clear debris from weep holes.
- Check window sills for cracks or separations in caulk. Re-caulk as necessary to help prevent moisture intrusion.
- Test and retest all GFI (Ground Fault Circuit Interrupter) receptacles.
- Check caulking around your tubs, sinks, toilets, faucets, showers, and all other areas previously caulked before move-in.
- Inspect all plumbing connections (sinks, toilets, showers, etc.) and tighten as needed.
- Use a spray lubricant for squeaky exterior and interior door hinges and rollers. WD-40 is not recommended.
- Check the bottom of door tracts and windows to ensure that drain holes are clear of obstruction. Clean frames by wiping with sudsy water and soft cloth.
- Check to see that all door locks are working properly when keyed, including interior doors and window locks.
- Tighten all bolts on garage door to ensure proper operation.
- Check clothes dryer to ensure it is properly vented to the outside and is clear obstructions and lint.
- Check gutters and downspouts to ensure they are free of blockage from debris. If gutter seams leak, apply a gutter sealant.

9 MONTH MAINTENANCE CHECKLIST

- Inspect window screens and repair or replace as needed.
- Clean out faucet aerators, spray nozzles and drains of plumbing.
- Check all electrical extension and appliance cords. Replace frayed or split cords.
- Clean drain traps by putting 3 tablespoons of ordinary washing soda (not baking soda) into drain. Add a little hot water and let stand for 15 minutes, then flush with hot water.
- Clean weep holes in your shower doors to keep door track draining properly. Adjust door rollers and check to see if water is leaking around shower door.
- Check flooring seam joints where tile meets dissimilar materials, such as baseboards and bathroom fixtures. Apply silicone caulk to joints where cracking appears.
- Check operation of all toilets and tighten water supply valves if necessary. Check signs for moisture in surrounding areas.
- Remove water heater residue around valves, following recommendations from the manufacturer.
- Schedule your courtesy HVAC air balance with your Heating/Air Conditioning contractor, if you have not done so since your move in date.
- Walk around the foundation of your home and check for settlement of excavated areas. Areas affecting proper drainage will be filled by TruVista Development during the first year.
- Side gate adjustment may be necessary. Make certain the self-closure is working properly and that the gate closes securely.

12 MONTH MAINTENANCE CHECKLIST

- Drywall cracks and nail pops are not uncommon. Walk each room of your home and NOTE any areas found. Submit service request for courtesy inspection to TruVista Development.
- Check floor tile for cracks and tile grout for voids or cracking. If needed, note area and submit service request for one time touch up during your first year.
- Caulk around toilets, sinks, tubs, and other bathroom fixtures may need to be re-applied. Check all areas and re-caulk as necessary to ensure seal is water tight.
- Check all baseboards in your homes for separation from walls or damage. Note any areas and submit service request for one-time repair during first year.
- Check seal on dual-pane windows to ensure condensation is not evident. Also inspect windows and sills for moisture intrusion.
- Check interior, entry, and sliding glass doors to ensure they lock properly. If adjustment is necessary, submit service request for courtesy inspection.
- Check the exterior of your home for any voids or damages in exterior finishes. Note areas found. Submit service request to TruVista Development for inspection.
- Check exterior walls and fencing for cracks and stability. If necessary, submit service request for courtesy inspection.
- Walk around home and check for cracked, slipping, or mission roof tiles. Do not walk on roof.
- Turn on sprinkler system and check operation of sprinkler heads. Replace broken heads with manufacturer's suggested replacement parts.