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HOMEOWNER'S LIMITED WARRANTY

This limited warranty is extended to the original purchaser and all subsequent owners who take title to the home during the applicable warranty periods.

ONE YEAR LIMITED WARRANTY

While there are some continuing obligations of Haven Homes LLC, in general it is the homeowner's responsibility to take over and care for the upkeep of the building and property starting immediately upon taking possession at closing.

As the builder of your home, Haven Homes LLC warrants that the house, the driveway, the walks, steps, porches and decks will be free from any abnormal defects in materials and workmanship which appear within one year from the original purchase date.

MANUFACTURER'S WARRANTIES

Some appliances and equipment included in the home will be covered by separate written warranties that are effective from the original date of purchase of the equipment from the manufacturer to the homeowner as of the date of purchase of the home. These warranties represent obligations of the manufacturer of these components and are not warranties of Haven Homes LLC. If problems develop, please contact the service department of the applicable equipment supplier as noted on the sub-contractor roster that has been provided to you. If however, service from the supplier is lacking, please contact the Haven Homes LLC office at 919-349-5598.

PROCEDURE FOR REQUESTING WARRANTY SERVICE

During the first twelve months of occupancy, we request that the homeowner provide us with two lists of items that you feel are not in conformity with the plans and specifications under which your home was purchased.

1. BUYER PRE-CLOSING INSPECTION

Prior to closing, but not before the construction manager has established that the house is complete, a "pre-closing walk-thru" will be scheduled with the homebuyer and a Haven Homes LLC representative participating. The purpose of this walk-thru is to familiarize the homebuyer with the operation of the mechanical systems (heating, air conditioning, plumbing and appliances) in their new home and to prepare a detailed list of items within the house and grounds that all parties agree are in need of improvement. All participants of the walk-thru will sign and receive a copy of this "Checklist" at the completion of the inspection. Please make special note to examine all "cosmetic" items at this walk-thru as these are largely not warrantable after closing.

2. LATENT DEFECTS

A latent defect is defined as one that was not apparent at the time of occupancy, but which becomes apparent within one year from the date of closing. It must be clearly understood that the normal characteristics of building materials, as described in the following section, Warrantable and Non-Warrantable Items, general maintenance, wear and tear and like items do not constitute a latent defect.

Eleven months after closing your home, should it appear that a possible latent defect of a non-emergency type has developed, please outline all pertinent details in a letter to our office so that a schedule can be prepared to do the work.

WARRANTABLE AND NON-WARRANTABLE ITEMS WITHIN YOUR HOME

Years of experience and comprehensive research by the National Association of Home Builders has created common standards of generally accepted business practice as to defining what are and are not warrantable items (i.e. homebuilder's responsibility) within your new home during the one-year warranty period.

What follows is a detail of the components of your home, warranty responsibilities during the one-year builder's warranty period and some homeowner hints on maintaining your new home in the future.

HVAC

Heating and air conditioning systems have been installed in accordance with local building codes as well as engineering to the design of your particular home.

Your air conditioning system should be capable of maintaining a temperature differential of twenty degrees from the outside temperature, measured in the center of each room, five feet above the floor height. Temperature settings below 78 degrees are often achievable, but not warranted by Haven Homes LLC or the HVAC contractor.

Your heating system should be capable of maintaining a temperature of 70 degrees, measured in the center of each room, five feet above floor level, except under extremely cold conditions (15 degrees or colder) at which time a 55 degree differential is acceptable.

WARRANTY RESPONSIBILITY:

During the one-year builder's warranty period, Haven Homes LLC, and the HVAC subcontractor are responsible for the adequate functioning of your HVAC system and it's ductwork, excepting problems created by homeowner action or neglect. Problems with the HVAC system should be reported directly to the HVAC subcontractor for service scheduling.

HOMEOWNER HINTS:

Most HVAC systems operate more efficiently at consistent temperature settings. Dramatic changes in thermostat settings can cause systems to run inefficiently and possible AC "freeze-ups" can

occur. Heat register covers are removable and adjustable. The homeowner is responsible for adjusting the dampers in these covers to regulate airflow within the home. The furnace filters in your HVAC system should be changed once per month to ensure maximum efficiency and clean air service. Test your heat early in the fall and your air conditioning in the spring. If problems exist, you can avoid the service delays that occur during peak heating/cooling seasons. Homeowners with gas heating systems need to have a complete understanding of how to light the pilot light. Please ask the Haven Homes LLC representative if you are unfamiliar with the system.

PLUMBING

WARRANTY RESPONSIBILITY:

All drains and sewer lines should operate freely. Obstructions caused by construction debris are warrantable and will be corrected by Haven Homes LLC. Obstructions shown to be homeowner's action or neglect will be charged to the homeowner. Leaks in the plumbing system not caused by homeowner action or neglect are warrantable. If a warrantable plumbing leak results in drywall or floor covering damage, Haven Homes LLC will make repairs. No adjustment will be made for damages to personal belongings, as your homeowner's insurance should cover those items. Provided the home is heated at a normal level, plumbing pipes should not freeze, however, extreme cold or homeowner neglect can cause them to freeze. Plumbing line freeze ups are not warrantable. Heat should be set at no lower than 65 degrees during the cold weather months. Garage doors and foundation vents should be kept closed to protect plumbing pipes during cold weather. Remove all outside hoses from hose bibs after each use. Problems with outside hose bibs are warrantable only in the pre-closing walk-thru stage. Any subsequent problems with exterior faucets are non-warrantable. Problems with the plumbing system should be reported directly to the plumbing subcontractor for service scheduling.

HOMEOWNER HINTS:

Avoid clogged lines by not flushing difficult items down toilets. Run cold water by using your garbage disposal and for 10 seconds after shutting off the disposal. If you are going away during cold weather months, have a friend check your house for plumbing line freeze-ups and to make sure your heating system is operating.

ELECTRICAL

WARRANTY RESPONSIBILITY:

Any electrical switches, outlets or fixtures not functioning will be repaired or replaced during the warranty period. Electrical boxes on outside walls may produce cold airflow through the outlet. This is normal and non-warranted. Problems with the electrical system should be reported directly to the electrical subcontractor for service scheduling.

HOMEOWNER HINTS:

All electrical outlets near a source of water (i.e. kitchen sink, bathrooms and exterior outlets) are connected to a GFI (Ground Fault Interrupter) circuit as a safety feature. The GFI is a sensitive system that trips easily to prevent electrical shock in these locations. You will find test/reset buttons on one of the GFI controlled outlets. Please push the reset button should you not have power to a GFI outlet before reporting an electrical problem.

APPLIANCES

WARRANTY RESPONSIBILITY:

The manufacturer warrants all new appliances directly to you. You will find in your new home appliance warranty information. Please read the booklets carefully and mail all warranty registration cards.

HOMEOWNER HINTS:

If a problem arises with an appliance, call their customer service department directly. Be prepared to give them the following information:

1. Closing date of your home
2. Serial & model #s (found on a metal plate on the side or bottom of your appliance)
3. Description of the problem

CABINETS & COUNTERTOPS

WARRANTY RESPONSIBILITY:

Cabinet doors and drawers should operate properly under normal use. Doors, drawer fronts and handles should be level and even. Warped doors or drawer fronts will be corrected if warpage is in

excess of $\frac{1}{2}$ inch in any 24-inch distance. Gaps between cabinets or cabinets and walls in excess of $\frac{1}{8}$ inch (excepting locations behind appliances) will be corrected. Easily noticed variations in wood grain and color are to be expected in all cabinet style selections. Such variations are not warranted. Separations between countertops and walls or backsplashes result from normal shrinkage of materials. Caulking of any separation will be done one time during the one-year warranty period by Haven Homes LLC and subsequently will be a homeowner maintenance responsibility. Misfunctioning or warping cabinets should be reported directly to the cabinet supplier for service scheduling. Brass hardware on cabinets is by nature of the material subject to tarnishing. Cosmetic defects in hardware are non-warrantable beyond the pre-closing walk-thru stage.

HOMEOWNER HINTS:

Please inspect your cabinets and countertops very closely at the pre-closing walk-thru. Any cosmetic items found after closing are non-warranted by Haven Homes LLC or the cabinet supplier.

CERAMIC TILE

WARRANTY RESPONSIBILITY:

Cracks appearing in grouting of ceramic tile at joints or junctions with other materials are common and occur due to normal shrinkage of materials. Haven Homes LLC will repair cracked grouting (normally by caulking) one time during the one-year warranty period. Any repairs needed after that time is a homeowner maintenance responsibility.

HOMEOWNER HINTS:

An inexpensive caulking gun can be purchased at any hardware store and is an extremely valuable maintenance tool.

WINDOWS & DOORS

WARRANTY RESPONSIBILITY:

Windows and doors should operate with reasonable ease and perform as designed. Any defects in window glass or screens must be noted at the pre-closing walk-thru. Any glass or screen defects

that appear later are non-warrantable. Due to normal settling of the home, doors may require adjustment for a proper fit. Haven Homes LLC will make necessary adjustments one time during the one-year warranty period. Any subsequent adjustments are the homeowner's responsibility.

Some air and dust infiltration is normal and to be expected around windows and doors since the weather seals are not perfect.

Condensation on interior window surfaces results from low outside temperatures and high interior humidity. Condensation is to be expected and is not a warranty item.

Raised panel wood doors are subject to normal shrinkage and may show some opening at the joints of the raised panels. Haven Homes LLC will touch up these openings one time during the one-year warranty period. Haven Homes LLC is not responsible for any minor color variations created by "touching up" previously applied paint or stain. Any subsequent touch-ups are a homeowner's maintenance item. Metal exterior doors offer benefits in security and insulation. Small dents in metal doors are almost unavoidable during the construction process. Haven Homes LLC will touchup any small dents noted on the pre-closing walk-thru only. This is an area where perfection is impossible to attain and any minor cosmetic concerns are far outweighed by the benefits of metal doors to the homeowners. Magnetic weatherstripping on metal exterior doors will eventually cause minor marring of the paint. This is unavoidable and not warranted.

HOMEOWNER HINTS:

Your stained front door has been professionally finished per the manufacturer's specifications. A stained door will begin to show weathering from sun exposure and weather conditions within a year or two. We recommend resealing with an exterior grade spar varnish at least once a year or whenever the door begins to show weathering.

INTERIOR/EXTERIOR WOOD TRIM

WARRANTY RESPONSIBILITY:

When any house is built, there is a certain amount of moisture contained in all porous materials (wood) used in the construction of that home. This moisture slowly dissipates over the first year of the home's use, particularly during the winter when interior heating

systems and dry exterior air combine to accelerate drying. The net effect of this drying is shrinkage of wood. Because of this normal shrinkage, you may see joints in trim-work opening up or nail holes becoming more visible where they were not before. Also, trim-work and mantles may show slight "pulling away" from sheetrock walls in certain places. This is normal and is not a structural defect or a warrantable item. At closing, a paint kit will be supplied to each homeowner for future touch up or repairs. Please feel free to ask the advice of the Haven Homes LLC representative at your pre-closing walk-thru as to the use of the paint kit.

As with all other cosmetic items, wood trim defects should be identified at the pre-closing walk-thru and are not warrantable beyond that stage.

SHEETROCK, PAINTING & CAULKING

WARRANTY RESPONSIBILITY:

Painting and caulking are two of the most obvious and important homeowner maintenance items. Haven Homes LLC warrants to touch-up (exterior/interior), sheetrock blemishes and caulking identified at the pre-closing walk-thru only. It is not unusual for sheetrock to crack and show nail pops as the home ages. This does not indicate a structural defect and is not a warrantable item. Haven Homes LLC will assist each new homeowner on post-closing touch-ups by providing new homeowners a paint kit at closing.

HOMEOWNER HINTS:

Many areas of your home will require an annual caulking check-up. Exterior caulk any gaps between siding and windows, around door frames and thresholds, etc. We recommend a silicon caulk with a 25-year warranty. Interior caulking checks should focus on moldings, door/window frames, and countertops and around tubs/showers. A 25-year warranted latex (white lightning) caulk is also recommended for interior use. It would be a wise maintenance decision to plan on repainting the exterior wood trim on your house within the first three years of ownership.

CARPET

WARRANTY RESPONSIBILITY:

Carpet seams in most rooms are unavoidable, however, there should be no gapping or fraying of carpet seams. Edges of carpet against base moldings should be held firmly in place. Stains or spots noted at the pre-closing walk-thru only will be corrected by cleaning, patching or replacement, whichever is appropriate. Haven Homes LLC will not be responsible for dye lot variations if replacements are made. Caring for carpet subsequent to closing is a homebuyer maintenance item.

HOMEOWNER HINTS:

At closing you will be provided with the name and phone number of your carpet supplier. Consult with the supplier should you have any questions regarding preventative maintenance or stain treatment.

VINYL

WARRANTY RESPONSIBILITY:

Vinyl floor covering should adhere around the edges of the floor and at the seams. Lifting or bubbling may occur and should subside within a few days. Haven Homes LLC will correct any sub-floor nail pops appearing during the one-year warranty period. Cosmetic defects identified only during the pre-closing walk-thru will be corrected by cleaning, patching or replacement, whichever is appropriate. Haven Homes LLC will not be responsible for discontinued colors or patterns if replacement is necessary. Caring for vinyl subsequent to closing is a homeowner maintenance item.

HOMEOWNER HINTS:

At closing you will be provided with the name and phone number of your vinyl supplier. Consult with the supplier should you have any questions regarding vinyl maintenance.

HARDWOOD FLOORS

WARRANTY RESPONSIBILITY:

"Job-Finished" or "Pre-Finished" hardwood floors installed in your home will exhibit the following traits: dimples or scratches or small splinters will develop from moving furniture or other traffic. Hardwood floors will respond noticeably to climatic and humidity changes causing swelling or shrinkage. These conditions are the result of a

change in the moisture content of the wood or climatic conditions and are not warranted. Haven Homes LLC will repair excessive separations (in excess of 1/8 inch) that occur between hardwood floor planks one time during the one-year warranty period by filling and touch-up staining. Subsequent hardwood floor maintenance is a homeowner responsibility. Scratches noted at the pre-closing walk-thru will be repaired to Braswell Custom Homes standards.

HOMEOWNER HINTS:

At closing you will be provided with the name and phone number of your hardwood supplier. Consult with the supplier should you have any questions regarding hardwood maintenance.

PLYWOOD SUB-FLOORING

WARRANTY RESPONSIBILITY:

Extensive research has shown that due to the composition of wood products, completely avoiding floor squeaks is impossible. Generally, floor squeaks will appear and disappear with changes in weather conditions and is not warranted by Haven Homes LLC

HARDWARE

WARRANTY RESPONSIBILITY:

Doorknobs and locks should operate correctly. Some slight adjustment may be required due to normal wood shrinkage or settling. Haven Homes LLC will make adjustments one time during the one-year warranty period. Interior and exterior brass hardware will tarnish. It is a property of brass and as such is not warranted by Haven Homes LLC Cosmetic defects in hardware are non-warrantable beyond the pre-closing walk-thru stage.

HOMEOWNER HINTS:

Should your brass hardware tarnish, the product "Brasso" works well in most cases in restoring the polished look.

GARAGE DOORS

WARRANTY RESPONSIBILITY:

Your garage door should operate smoothly and with reasonable ease. The door can become misaligned and require adjustment that Haven Homes LLC will provide during the one-year warranty period. However, Haven Homes LLC warranty will be voided, and no adjustments will be made should the homeowner install his own garage door opener subsequent to the closing of the home.

FIREPLACE & CHIMNEY

WARRANTY RESPONSIBILITY:

Your fireplace should function properly when manufacturer's directions are followed. Although high winds may result in an occasional downdraft, this condition should be temporary. Any continuous malfunction will be investigated and if necessary corrected during the one-year warranty period by Haven Homes LLC. Discoloration of the fireplace brick and hairline mortar cracks are normal and not warranted. Mortar cracks larger than 1/8 inch will be corrected by pointing or patching during the one-year warranty period. Haven Homes LLC is not responsible for mortar color differentials that result from repairs. A slight separation from the house structure of a newly constructed chimney may occur. Excessive separation will be repaired as required. Caulking is generally acceptable.

EXTERIOR TRIM BOARDS/HANDRAILS/DECKS

WARRANTY RESPONSIBILITY:

Damaged trim boards, handrails, deck boards and shutters agreed upon during the pre-closing walk-thru will be repaired. Because of the effects of weather on natural wood, you should expect raised grain to develop in some of the wood trim. This is normal and not a warrantable defect in the wood or paint. Wood trim painted white or light colors will more readily show grain and cracks and you should expect increased maintenance. Porch handrails are exposed to extensive weather and you should expect to repaint them frequently. This is a homeowner maintenance responsibility and not warranted beyond the pre-closing walk-thru by Haven Homes LLC. Decks are warranted for structural stability only. Warping and cracking of deck lumber will occur and as such are not warrantable items.

HOMEOWNER HINTS:

Front porch rails are the entryway to your home and are exposed to extensive weather. Plan on painting them more frequently than the other trim materials. After allowing six months to one year for adequate drying of materials, consider treating your treated wood deck with a product such as Thompson's Water Seal.

GUTTERS & DOWNSPOUTS**WARRANTY RESPONSIBILITY:**

Keeping gutters clean and functioning properly is a homeowner maintenance responsibility. Damage to gutters or downspouts caused by weather conditions are not warrantable by Haven Homes LLC. Pipe extensions from downspouts may be added by the homeowner to direct gutter water and are as such a homeowner maintenance item.

ROOF SHINGLES/LEAKS/ATTIC VENTS**WARRANTY RESPONSIBILITY:**

Roof leaks are warrantable items during the one-year warranty period only. Please report them immediately if a leak occurs. Attic ventilation is required by building codes and cannot be omitted. Extreme weather conditions (driving rain, etc.) may cause rain to infiltrate through these vents causing spotting on the ceiling below. Haven Homes LLC is not responsible for weather damage and will not be responsible for repairs in these instances. Cosmetic defects in roof shingles are warranted only if noted during the pre-closing walk-thru.

CONCRETE**WARRANTY RESPONSIBILITY:**

To accommodate soil conditions in North Carolina concrete slabs are "floating" (i.e. they are not attached to the foundation walls). These are not structural components of your home and fall under the one-year builder's warranty period. Cracking is a normal property of concrete. Concrete slabs or driveways will not be replaced due to cracking. During the one-year warranty period, Haven Homes LLC will seal concrete cracks that exceed $\frac{1}{4}$ inch in width or vertical displacement one time.

LANDSCAPING & DRAINAGE

WARRANTY RESPONSIBILITY:

Your yard has been professionally landscaped to include lawn areas which have been fine graded and seeded or sodded, natural areas cleared of debris and undergrowth, foundation plantings and mulching in front of your home. Gutters, downspouts have been installed on your home and your lot has been graded to cause water to flow away from the foundation. Your foundation has been waterproofed and a drain system has been installed around your home to carry off rainwater that flows to the foundation. This drain system has a "tail line" to allow any water to drain away from the foundation. Please have the Haven Homes LLC representative locate this "tail line" for you. Haven Homes LLC does not warrant any landscaping items after closing. The care of the seeded, natural and planted areas is the responsibility of the new homeowner. All-natural trees left standing on the lot are the new homeowner's responsibility as are maintaining the grading and drainage systems provided with the home.

HOMEOWNER HINTS:

In order to establish healthy lawns and plants, frequent watering is critical. If you need assistance regarding your lawn care you may call the Agricultural Extension Service or a lawn care professional.

WELL/WELL HEAD AND PUMP AND WATER

WARRANTY RESPONSIBILITY:

The builder is not responsible for the condition, quantity or quality of the water from a well should your property have one. Our responsibility is limited solely to the drilling of a well, its testing and acceptance by the county in which it was drilled as it relates to the issuance of a CO. The homeowner is solely and unconditionally responsible for all maintenance, water conditioning, quality and well viability from the date of closing forward. The builder warrants that the well was drilled in accordance to the county standards and the pump is warranted for one (1) year from the closing date regarding failure and that the water at the time of closing meets or exceeds county standards.

FOUNDATION WALLS

WARRANTY RESPONSIBILITY:

Due to expansion and contraction characteristics of masonry materials and the ground on which the foundation is placed minor cracks will appear that are not structural defects and require no corrective action. Haven Homes LLC will repair any cracks greater than 3/8-inch width by patching or pointing up during the one-year warranty period. Haven Homes LLC is not responsible for color differentials that result from any repair.

BASEMENT WALLS

WARRANTY RESPONSIBILITY:

Because basement walls are not waterproof in themselves, we have taken several actions to prevent water from entering your basement. The exterior walls have been waterproofed below grade with a high quality waterproofing material and perimeter drainage at the base of the basement wall has been installed to carry off any water that has accumulated at that level. It is the homeowner's responsibility to keep the outlet end of these drain lines open at all times. To prevent dampness of basement walls, it is imperative that water drains away from foundation and basement walls at all times. If ground settling occurs at the foundation/basement wall, additional fill should be added, banked and packed to ensure that the ground slopes away from the house. Haven Homes LLC will provide fill dirt on a one-time basis in the first twelve months of ownership to fill any sunken areas near the foundation wall. Lawns should not be watered toward the foundation or basement wall and shrubs should not be planted too close to the house. Dampness of basement floors and walls is common and to be expected and is not a warrantable item. Actual leakage of water (flow down the wall and accumulation on the floor) will be corrected within the one-year warranty period.

THE PRECEDING PAGES HAVE DESCRIBED THE HAVEN HOMES LLC ONE-YEAR BUILDER'S WARRANTY AND OUR NEW HOMEOWNER WARRANTY SERVICE PROCEDURES. PLEASE FEEL FREE TO CONTACT OUR MAIN OFFICE SHOULD YOU HAVE ANY QUESTIONS RELATING TO THIS DOCUMENT.

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO ONCE AGAIN "THANK YOU" FOR CHOOSING HAVEN HOMES LLC AS YOUR NEW HOMEBUILDER. WE LOOK FORWARD TO A MUTUALLY REWARDING RELATIONSHIP WITH YOU IN YOUR NEW HOME AND HOPE YOU WILL CONSIDER US FOR ANY NEW HOMES YOU OR YOUR FRIENDS BUILD IN THE FUTURE.