



The Homeowner Manual



*"Committed to quality and excellence in every detail of
your new home."*

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Welcome Message

Thank you for choosing 4U Homes®. You are now the proud owner of a beautifully designed, high-quality home built to last.

In this guide, you'll find everything you need to know about your home's warranty. As you make this house your own, rest easy knowing it was built with enduring craftsmanship. We're here to support you in every step, ensuring your home continues to bring you pride for years to come. At 4U Homes, we've earned a reputation for delivering homes of exceptional quality and standing behind our work. Our customer service goes above and beyond industry norms, with personalized care throughout your warranty period. You can trust us to take care of your needs at every stage.

This commitment to excellence has earned 4U Homes a reputation as one of the most trusted names in home construction.

Overview

The Essence of This Warranty

This manual has been carefully crafted to provide you with all the essential information needed for the proper use, care, and maintenance of your property. It serves as a comprehensive guide, including details on key suppliers, design specifications, and vital maintenance practices. By adhering to the guidelines and recommendations presented, you can ensure that your home remains in excellent condition, free from avoidable damage caused by improper use.

In addition, this manual outlines the steps necessary to preserve the validity of your warranty. Preventive maintenance is crucial to keeping your warranty intact. Neglecting regular upkeep or engaging in improper use may result in the voiding of certain aspects of your warranty coverage.

At 4U Homes, we pride ourselves on delivering quality and lasting homes. Our goal is to ensure your long-term satisfaction and peace of mind. If you have any questions or need further assistance during the warranty period, please do not hesitate to reach out. We are here to support you every step of the way, ensuring your experience in your new home is nothing short of exceptional.



4U Homes Limited Warranty

- 1-Year Warranty

Starting from the issuance of the Certificate of Occupancy (CO), we offer a 1-year warranty covering materials and labor, including key systems such as heating, air conditioning, electrical, and plumbing. During this period, we are committed to ensuring these systems function properly and meet your comfort and safety needs.

- 2nd to 10th Year Warranty

In continued partnership with renowned market insurers such as 2-10 Home Warranty, 4U Homes provides a warranty covering major systems and appliances in your home. The first two years cover parts and labor for systems like HVAC, plumbing, and electrical. For the subsequent eight years, the warranty extends to structural defects, offering homeowners protection against unexpected repair costs.

Coverage

✓ First Year

The warranty covers materials and labor, focusing on the primary systems in the home.

✓ 2nd to 10th Years

In partnership with 2-10 Home Warranty, the coverage extends to major systems and structural defects, ensuring added peace of mind and protection for your home and investment.

What Your **Home** Has a Right to Expect from **You**

To maintain the value, safety, and functionality of your home, it is essential to understand and follow specific care instructions for different aspects of your property. Below are key areas where your home has a right to expect your attention to ensure its long-term durability.



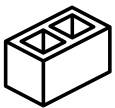
Structural Alterations

When considering any changes to your home, such as structural alterations, it is crucial to hire professionals who understand the load-bearing requirements. Structural integrity must be maintained, and local municipalities require permits to ensure the safety of alterations. Always consult experts to avoid compromising your home's stability.

Watering



When using watering devices for your lawn or garden, ensure that water does not come into contact with your home's structure. Excess moisture around the foundation can lead to water damage, erosion, and potential long-term issues.



Concrete Surfaces

Concrete surfaces surrounding your home should be kept free of salts, deicing chemicals, and excessive weight (e.g., moving vans). Ensure that yard drainage is directed away from concrete surfaces to avoid undermining them or eroding the foundation soil beneath.

Caulking

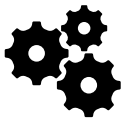


Inspect the caulking around doors and windows annually, and replace it as needed (typically every one to two years). This sealant is vital for preventing water infiltration and drafts, which could lead to damage and inefficiency.



Drainage

Proper drainage is essential for your home's foundation. Your property is designed with a specific drainage pattern to direct rainwater away from the foundation. Water should not flow toward the foundation, especially from lot drainage or flower watering. Keeping this system intact protects the integrity of your home's structure.



Mechanical Systems

Mechanical systems like plumbing, electrical, and HVAC are designed for typical usage. Avoid overloading circuits or placing excessive weight on pipes or fixtures. Be cautious not to clog drains by placing inappropriate materials down them. Regular maintenance, such as changing furnace filters, is also necessary for the systems to function effectively.

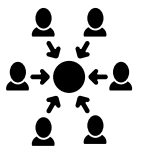
Surface Care



Wood surfaces need regular cleaning and sealing to protect against water damage and wear from exposure to the elements. Painted or sealed surfaces should be cleaned and refinished according to local guidelines to prevent deterioration. Care and Maintenance of Components

Many components in your home, such as flooring, appliances, and air handling systems, come with specific care instructions. Adhering to these instructions will extend the life of these components and maintain your home's overall quality and functionality.

Common Areas



If you live in a community with shared spaces, such as a homeowners' or condo association, it's important to maintain those common areas as well. While the association typically manages these spaces, residents should contribute to their upkeep by ensuring cleanliness and proper use.

By taking care of these areas and maintaining the proper systems, you can ensure that your home remains in excellent condition for years to come. Regular attention to these responsibilities helps preserve the longevity, safety, and value of your home.

Requesting a Home Repair

- Step 1 – Contact Us

Contact us as soon as possible, detailing your concerns. If you identify conditions that could cause additional damage, such as water leaks, please inform us immediately. Do not communicate your request to third parties, such as contractors, outside of our team. To request warranty service, use our service request system, available exclusively on our website. If you are unsure of how to proceed, refer to the manual in the "What to do in case of emergency" section on our site www.4youhomes.com. Our goal is to respond promptly to all warranty requests. If you do not receive confirmation within 72 hours, please follow up to ensure your request was received correctly.

- Step 2 – Allow Us to Investigate

We will review the information you provide, including the photos and videos submitted, to assess your concerns. Based on this initial analysis, we will determine the best course of action. If necessary, we may send employees, contractors, or consultants to your home to inspect the component, perform tests, or conduct further analysis. Your cooperation will be essential, which may include scheduling a visit during our normal working hours if an on-site inspection is required.

- Step 3 – Our Assessment

Once our investigation is complete, we will notify you whether the issue qualifies as a Covered Defect under this Limited Warranty. If it does, we will proceed with the necessary repairs or, at our discretion, replace the affected component in accordance with the terms of the warranty. Alternatively, we may choose to reimburse you for the reasonable cost of the repair instead of performing the work ourselves.

- Step 4 – Repair Procedure

If a repair is necessary, we will schedule the service as soon as possible, taking into account contractor availability and material supply. Repairs will be carried out during our standard business hours, and access to your home will be required. To ensure security and efficiency, we prefer to conduct repairs while you are present, so we may ask you to be at home during the scheduled work. Your cooperation and flexibility will help facilitate a smooth and timely resolution.

Failure to Cooperate or Allow Us to Make Repairs

If you or any other occupant of the home:

- a) refuse to grant us access during our regular business hours or otherwise prevent us from inspecting or repairing a reported issue;
- b) hinder, delay, or interfere with the work of our employees or contractors during the investigation or repair process; or
- c) engage in any form of inappropriate behavior, including harassment, threats, offensive language, or misconduct toward our team,

We will no longer be obligated to fulfill any further responsibilities under this Limited Warranty.

We are not liable for any damage resulting from delays in reporting an issue or from a failure to provide timely access for inspection and repairs. Additionally, if you proceed with or pay for repairs without first notifying us and allowing us the opportunity to assess and address the issue as outlined in this Limited Warranty, we will not provide reimbursement for those expenses.



Performance

The following Performance Standards outline the quality expectations for materials and workmanship in your home, including specific tolerances. They also identify certain conditions or actions that may void warranty coverage for an item. However, for complete details on exclusions and all applicable warranty terms, please refer to the 4U Homes Limited Warranty. In case of any discrepancies, the terms stated in the 4U Homes Limited Warranty will take precedence.

Roof



- **Roof Deflection or Bowing**

The structural components of your roof are designed to withstand expected loads, including wind, ice, and snow, based on the chosen roofing materials. For a period of one year, 4U Homes will reinforce any structural roof member if deflection exceeds 1 inch per 20 feet or more than ½ inch between two structural elements.

- **Asphalt Shingles – Buckling or Curling**

Asphalt shingle surfaces may not always appear perfectly smooth. However, for a period of one year, 4U Homes will repair or replace any asphalt shingles that lift or curl under normal weather conditions.

- **Shingles Dislodged by High Winds**

When properly maintained and under normal weather conditions, shingles should remain intact. If shingles are blown off, 4U Homes will repair or replace them for up to one year, provided wind speeds do not exceed the manufacturer's specified tolerances. Damage caused by extreme weather conditions is not covered under this Limited Warranty.

- **Water Trapped Beneath the Roofing Membrane**

If water blisters larger than 12 inches form beneath the roofing membrane, 4U Homes will repair them for up to one year by making the necessary adjustments to the affected area.

- **Gutter or Downspout Leaks**

Leaks in gutters and downspouts will be repaired by 4U Homes for up to one year, provided the homeowner has properly maintained them by clearing debris, ice, and snow buildup.

- **Water Retention in Gutters**

Gutters installed by 4U Homes should not retain more than ½ inch of water 24 hours after rainfall, as long as they are free from debris, ice, or snow. If excessive water retention occurs, 4U Homes will adjust the gutter alignment within one year to minimize pooling. Pultrim® gutters are excluded from this coverage.

- **Water Accumulation on Low-Slope Roof Areas**

Standing water on low-slope roof sections should not exceed $\frac{1}{4}$ inch in depth more than 24 hours after rainfall. If excessive pooling occurs, 4U Homes will correct the issue within one year by adding additional roofing materials. However, if the ponding is caused by debris accumulation, it is considered the homeowner's responsibility and is not covered under this Limited Warranty.

- **Homeowner Maintenance Tip:**

To ensure gutters and downspouts function properly, conduct inspections at least twice a year, preferably in early spring and late fall. Follow these simple steps to keep your system in good condition:

- Regularly remove debris to prevent clogging, which can accelerate wear and cause leaks.
- Inspect the elbow connection between the gutter and downspout, clearing any blockages.
- Examine gutters and downspouts for signs of leakage, particularly at the end caps and elbow joints, and reseal any cracks with caulk if necessary.

Exterior Siding and Trim



- **Siding Delamination**

For a period of one year, 4U Homes will repair or replace any hardwood or composite siding that has separated into layers (delaminated). Damage resulting from improper maintenance, impact from objects, or natural weathering is not covered under this Limited Warranty.

- **Gaps Between Siding and Trim**

For proper installation, gaps between siding and trim pieces, miter joints, or openings should not exceed $\frac{1}{4}$ inch. If the gap is larger than this, 4U Homes will correct the issue within one year by sealing or adjusting the trim or siding.

- **Warping or Buckling of Siding**

If wood, lap siding, or cement-based composite siding bows or buckles beyond ¼ inch per 4 feet, 4U Homes will make necessary repairs within one year. However, vinyl siding that warps or sags due to direct heat exposure (such as from BBQ grills) is not covered under this warranty.

- **Separation of Siding Joints**

Any separation in siding joints exceeding 3/16 inch will be corrected by 4U Homes within one year by applying an appropriate sealant. However, damage caused by foot traffic, golf balls, extreme weather events (e.g., hurricanes, tornadoes), or other acts of nature is not covered.

- **Siding Color or Texture Mismatch**

When repairing or replacing siding, 4U Homes will make every effort to match the existing color and texture as closely as possible. However, an exact match is not guaranteed under the Limited Warranty.

- **Exposed Interior Fibers in Siding Nails**

Siding nails should be flush with the surface, not recessed to the point of exposing the underlying fibers in hardboard or composite cement siding. If this issue occurs, 4U Homes will seal the affected areas with appropriate caulking and repaint as needed within one year.

- **Splitting or Knotholes in Siding or Trim**

If knotholes expose the sheathing or building paper underneath, or if there are splits wider than 1/8 inch in exterior siding or trim, 4U Homes will address the issue within one year by repairing or replacing the affected sections.

- **Fading of Siding Finish**

All exterior siding materials will experience some degree of fading over time due to sun exposure. This is considered a normal condition. However, if a particular section of siding fades excessively compared to adjacent areas, 4U Homes will repair or replace the affected section within one year.

Electrical



- **Malfunctioning Electrical Outlets, Switches, or Fixtures**

If any electrical outlet, switch, or fixture fails to function properly, 4U Homes will make the necessary repairs within one year. It is important to note that dimming or flickering lights may be due to fluctuations in the electrical supply controlled by the local utility provider, which is beyond the scope of this warranty.

- **Frequent Tripping of Ground Fault Circuit Interrupter (GFCI)**

GFCI outlets are designed as safety measures to prevent electrical shocks by detecting irregularities in electrical currents. If a GFCI outlet fails to reset, 4U Homes will replace the device within one year. However, if the tripping is caused by a faulty appliance or extension cord, the homeowner is responsible for addressing the issue.

- **Issues with Low-Voltage Wiring Systems**

If the low-voltage wiring system experiences a malfunction, 4U Homes will provide necessary repairs within one year.

- **Frequent Tripping of Circuit Breakers or Blown Fuses**

Under normal conditions, circuit breakers should not trip excessively, nor should fuses blow frequently. If this issue occurs under standard usage, 4U Homes will inspect and correct the problem within one year.

- **Communication Wiring Integrity**

All phone cables and communication wiring components will maintain their functionality for one year. Any alterations, modifications, or damages caused by improper installation of additional devices are not covered under this warranty.

- **Ceiling Fan Vibrations**

Ceiling fans will be installed according to the manufacturer's specifications, including proper balancing of the blades. 4U Homes will correct any installation-related defects within one year. However, minor wobbling may still occur due to natural balancing limitations and is not covered under the Limited Warranty.

- Home Maintenance
Tip: Testing GFCI
Outlets

Faulty GFCI outlets can pose serious safety risks. To ensure proper operation, test each GFCI outlet monthly using the following steps:

- 1) Press the TEST button on the outlet. The power should shut off, confirming the outlet has tripped.
- 2) Press the RESET button to restore power.
- 3) If the outlet does not reset, try clearing dust or debris using compressed air. If the problem persists, consult a licensed electrician for replacement.



Comfort Control



- **Cooling System**

If the cooling system is not functioning properly, 4U Homes will take corrective actions within one year if the system does not meet the ASHRAE* standards. ASHRAE standards are industry guidelines that regulate airflow, temperature settings, and heating system performance. Please note that it is the homeowner's responsibility to balance the system with changing seasons to ensure optimal performance.

ASHRAE standards define the relationship between interior air temperature, thermostat settings, and external conditions.

- **Heating System**

If the heating system is not operating efficiently, 4U Homes will make necessary repairs within one year if it fails to meet ASHRAE* standards. The system should be able to maintain an indoor temperature of 74 degrees and minimize temperature variations between rooms or floors to no more than 2 degrees. The heating and cooling systems should be in good working order to provide consistent temperatures.

ASHRAE standards outline how the temperature should correlate with thermostat settings and exterior weather conditions.

- **Refrigerant Line Leaks**

If the refrigerant lines experience leaks during regular operation, 4U Homes will repair the lines and recharge the air conditioning system within one year.

- **Condensation Line Clogs**

The homeowner is responsible for cleaning the condensation lines from the air conditioning unit annually. However, if the condensation lines clog within one year, 4U Homes will correct the issue under the Limited Warranty.

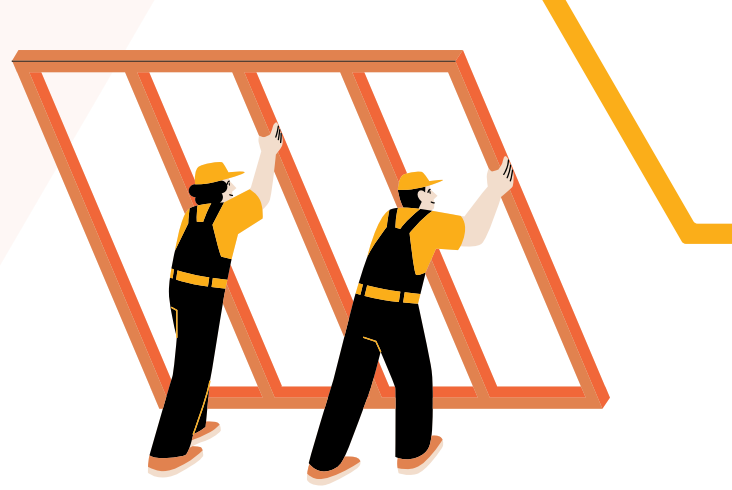
- **Uneven or Missing Insulation**

Insulation should be installed according to local building codes or state energy guidelines. If the insulation installation is insufficient or uneven, 4U Homes will make the necessary corrections within one year to ensure proper thermal insulation.

- **Home Maintenance Tip**

To maintain good air quality, comfort, and airflow, homeowners should replace air filters monthly. This will help prevent premature failure of heating, cooling, and ventilation systems. Homeowners should also avoid blocking air intake and discharge vents. Please note that air filter maintenance is the responsibility of the homeowner and is not covered under the Limited Warranty.

Framing



- **Wood or Metal Framed Walls Not Plumb**

Interior walls should be aligned and plumb within $\frac{1}{4}$ inch over every 4 feet. If any interior wall deviates beyond this tolerance, 4U Homes will repair the issue within one year under the Limited Warranty.

- **Bowed Columns or Posts**

Columns and posts must remain straight and plumb, with no deviation exceeding $\frac{1}{4}$ inch per 4 feet. For tapered columns and posts, the measurement should be taken from the centerline, not exceeding the same tolerance. If the structural elements exceed this $\frac{1}{4}$ -inch-per-4-feet standard, 4U Homes will straighten them within one year under the Limited Warranty. Cosmetic defects, however, will be repaired within the same period if they do not impact the structure's integrity.

- **Twisted or Bowed Wood Beams**

As wood beams, joists, and posts dry, some twisting or bowing is common. This is often a cosmetic concern, particularly if visible in living areas, but it generally does not affect the structure. Beams that bow or twist more than $\frac{1}{4}$ inch within a 4-foot span will be repaired within one year if they are located in habitable spaces. Repairs may involve trimming, shimming, or grinding the affected wood beam. Bowing or cupping found in non-livable areas such as basements, attics, or garages will not be repaired unless it causes significant damage to floors or roofs, beyond the tolerances specified in the Limited Warranty.

- **Splitting Wood Beams**

Wood beams, joists, and posts may experience splits as they dry. While parallel splits do not typically impact structural integrity, diagonal splits deeper than $\frac{1}{2}$ inch may weaken the wood. 4U Homes will address and repair any structural components that exceed this standard within one year. For cosmetic issues, repairs will also be performed within the same period. The repairs may include additional framing, secured with nails or bolts, to maintain the structural integrity of the beam or post.

Site Drainage



The Builder has established proper grades and swales to ensure effective water drainage away from the home. Should the Homeowner modify these areas by adding grading, plantings, concrete, or any other obstructions, they will assume responsibility for drainage moving forward. Improper drainage is defined as standing or ponding water within 10 feet of the foundation for more than 24 hours (48 hours in swales). If proper grades were not initially established, the Builder will regrade the yard or swales for a period of one year. Ultimately, it is the Homeowner's responsibility to maintain the drainage and swales of the lot.

No grading determination can be made during frost or snow conditions. Should the Homeowner install a pool, the Builder will no longer be responsible for drainage. In some cases, moist or soggy soil without standing water may occur as part of the overall drainage plan and is not covered under the Limited Warranty.

- ## Ground Settling

Settling of the ground around the home, utility trenches, or other filled areas should not affect proper drainage. If settling interferes with drainage, the Builder will fill settled areas that impact drainage for a period of one year. The Builder will also reinstall any plant material and sod that were originally installed. If the Homeowner alters the landscaping, the Limited Warranty on settlement will be voided.

- ## Soil Erosion

The Builder is responsible for protecting slopes and graded hillsides from soil erosion during construction, in accordance with the "Soils Report" or "Local Jurisdiction" requirements. The Builder's responsibility for soil erosion ends at the closing date. To ensure proper erosion control, the Homeowner must install appropriate landscaping ground covers and deep-rooted plantings to minimize erosion. For steeply graded areas, the use of erosion control materials, such as jute or straw matting, will help reduce erosion until the plantings are well-established. Soil erosion is not covered under the Limited Warranty.

Leaks in gutters and downspouts will be repaired by 4U Homes for up to one year, provided the homeowner has properly maintained them by clearing debris, ice, and snow buildup.

Plumbing



• Drainage Issues

The Builder will be responsible for addressing clogged sewers, fixtures, and drains caused by defective construction or workmanship for a period of one year.

• Frozen Water Pipes

The Builder will ensure that plumbing pipes are properly protected against anticipated cold weather for one year (excluding undrained exterior faucets). Exterior faucets will break if hoses are left attached during freezing temperatures, and these are not covered under the warranty. The Homeowner is responsible for maintaining the home's interior temperature at a minimum of 65°F during cold weather and for draining exterior pipes and faucets to prevent damage.

• Water Pipe Noise

Sounds from water flowing through pipes and natural pipe expansion are normal. However, rattling or "water hammer" caused by the sudden shutting off of water should not occur. The Builder will install anti-water-hammer devices at exterior faucets experiencing this issue for one year. Noise from ejector pumps and sump pumps as they cycle on and off is considered normal and is not covered under the Limited Warranty.

• Plumbing Leaks

If water leaks are discovered in any supply lines, drain lines, piping, faucets, bathtubs, or showers that could cause damage to the home, the Builder will repair them for one year. Exterior piping and undrained exterior faucets are not covered under the warranty. Additionally, exterior faucets will not be covered if hoses are left attached during freezing conditions. The Homeowner is responsible for maintaining caulking and grout to prevent leaks, as this is part of routine maintenance and not covered by the warranty. Leaks at toilet wax rings will be addressed for one year, due to the possibility of toilet movement during regular use.

Leaks in gutters and downspouts will be repaired by 4U Homes for up to one year, provided the homeowner has properly maintained them by clearing debris, ice, and snow buildup.

• Shower Enclosure Flexing

Excessive flexing in a shower base occurs when the drain assembly moves with normal weight. The Builder will address excessive flexing by installing support materials beneath the shower base for a period of one year. However, composite shower walls will naturally flex when pushed inward, and such flexing is not considered a defect under the warranty.

Concrete and Foundation



- **Uneven Concrete Floors**

Interior concrete floors should not deviate more than $\frac{1}{4}$ inch per 4 feet, as long as the deviation is gradual. If this condition exists, the Builder will correct the issue for one year using appropriate methods such as filling, grinding, or applying a floor-leveling compound. Note that color and texture may differ from the original finish.

- **Concrete Surface and Finish**

The Builder will repair any surface deterioration that exposes coarse aggregate beneath the surface for one year, unless the damage is caused by salt or chemicals. Repairs may involve patching or applying a surface coating. Cosmetic surface imperfections are subject to the Builder's discretion for repair or replacement. Color variations are not covered under the Limited Warranty.

- **Concrete Cracks**

Cracks in garage floors, walkways, driveways, patios, and steps that exceed $\frac{1}{4}$ inch in width or vertical displacement will be repaired by the Builder for one year. This may include filling and patching. Matching the color or texture of concrete is not covered by the warranty due to the varying conditions of concrete.

- **Cracks in Slab-on-Grade Floors**

Cracks in slab-on-grade floors are common due to the curing and shrinking process of large concrete areas. These cracks do not affect the structural integrity of the home. For cracks exceeding $\frac{1}{4}$ inch in width or vertical displacement, the Builder will repair them for one year using methods such as filling, grinding, or applying a floor-leveling compound.

- **Expansion and Control Joints**

Expansion joints are intentionally placed to allow concrete sections to expand and contract with temperature changes, and control joints are used to manage cracking during curing. These joints may shift or crack over time. If movement at a control joint exceeds $\frac{1}{4}$ inch in width or vertical displacement, the Builder will repair it using methods such as filling, grinding, or applying a floor-leveling compound for one year.

- **Cracks in Footing and Foundation Walls**

Gutters installed by 4U Homes should not retain more than $\frac{1}{2}$ inch of water 24 hours after rainfall, as long as they are free from debris, ice, or snow. If excessive water retention occurs, 4U Homes will adjust the gutter alignment within one year to minimize pooling. Pultrim® gutters are excluded from this coverage.

Flooring



- **Uneven Subflooring**

For one year, the Builder will address any unevenness in wood subflooring that exceeds $\frac{1}{4}$ inch over any 4-foot section. Corrections may include applying a flexible floor-fill underlayment. Note: For concrete subflooring, refer to the relevant section.

- **Floor Squeaks or Pops**

The Builder will take corrective action to eliminate loose flooring and minimize squeaks within the first year of the Limited Warranty. However, the complete absence of squeaks cannot be guaranteed.

- **Cracked or Loose Tile, Brick, Marble, or Stone**

The Builder will replace cracked or loose tiles, bricks, marble, or stone flooring, and will reattach any tiles, bricks, marble, or stone that have detached, provided that the defects are not caused by the Homeowner's negligence. Discontinued patterns or color variations may occur when replacing these materials.

- **Hardwood Flooring Gaps**

Gaps between hardwood floorboards are normal in areas with significant fluctuations in relative humidity. The Homeowner is responsible for maintaining proper humidity levels to minimize gaps. For gaps exceeding $\frac{1}{8}$ inch, the Builder will repair them for one year.

- **Loose or Bubbling Vinyl Flooring**

Vinyl flooring should not lift, bubble, or detach from the perimeter. The Builder will reattach loose or bubbled areas, or replace floors where shrinkage occurs at the perimeter, for one year.

- **Depressions or Ridges in Vinyl Flooring**

Depressions or ridges in vinyl flooring caused by subfloor irregularities will be repaired for one year if they exceed $\frac{1}{4}$ inch per 4 feet.

- **Uneven Tile Edges (Lippage)**

If adjacent marble or ceramic tile edges are not aligned, causing "lippage," the Builder will correct lippage greater than 1/8 inch for one year. Irregular tiles such as limestone, adoquin, and Mexican pavers are excluded from coverage under the Limited Warranty.

- **Vinyl Flooring Nail Pops**

The Builder will repair visible nail pops on vinyl flooring for one year.

Vinyl Flooring Pattern Misalignment

Misaligned vinyl flooring patterns at seams

between adjoining pieces will be corrected by the Builder for one year.

- **Vinyl Flooring Stains**

Staining, fading, or discoloration that occurs on vinyl flooring after the closing date is not covered by the Limited Warranty.

- **Loose or Wrinkled Carpeting**

The Builder will re-stretch or resecure wall-to-wall carpeting that has loosened or detached from its attachment points for one year.

- **Gaps in Vinyl Flooring Seams**

Gaps in vinyl flooring seams should not be visible from a standing position. The Builder will repair gaps in seams or seams exceeding 1/8 inch for one year.

- **Gaps in Carpet Seams**

While some seam visibility is normal, the Builder will repair gaps in carpet seams that are readily visible from a standing position for one year.

- **Carpet Spots or Fading**

In the event that fading, staining, or discoloration occurs due to a carpet defect, the manufacturer's warranty will apply. The Builder will repair carpet seams with gaps exceeding 1/8 inch for one year.



Cabinets and Countertops



- Gaps Between Cabinets and Ceilings or Walls

Gaps between cabinets and ceilings or walls should not exceed $\frac{1}{4}$ inch. The Builder will, for one year, repair such gaps using caulking, putty, scribe molding, or by repositioning the cabinets.

- Warped Cabinet Doors or Facings

If cabinet doors or drawer fronts are warped or crooked by more than $\frac{1}{4}$ inch, the Builder will repair them for one year.

- Cabinet Door That Does Not Stay Closed

The Builder will, once during the one-year period, adjust cabinet door catches or closing mechanisms that fail to hold the door closed. Any further adjustments are the responsibility of the Homeowner and are not covered under the Limited Warranty.

- Binding Cabinet Doors or Drawers

The Builder will, once during the one-year period, adjust cabinet doors and drawers that do not open or close easily. Any additional adjustments will be considered part of routine Homeowner maintenance and are not covered by the Limited Warranty. Issues beyond the one-year period will fall under the manufacturer's warranty.

- Wood Cabinet Finish Variations

Wood, being a natural material, will naturally change color over time when exposed to light. Since all wood pieces differ in color and texture, variations are common and expected. These natural variations in grain, color, and finish are not considered defects. Such variations are not covered by the Limited Warranty.

- Solid Surface Tops

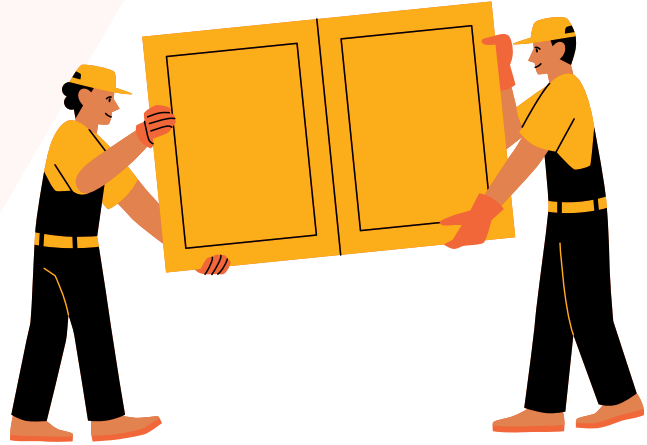
The Builder will repair cracked vanity tops at drains or along the countertop for one year. Cracks, scratches, or damage caused by the Homeowner will not be covered under the Limited Warranty.

- **Uneven Countertops**

Countertops should not be more than $\frac{1}{4}$ inch out of level over a 4-foot span. If the countertop exceeds this threshold, the Builder will make appropriate adjustments for one year.

- **Delaminated Countertops**

The Builder will repair delaminated high-pressure laminate countertops for one year.



Driveways and Exterior Concrete Surfaces

- **Asphalt Driveways**

For a period of one year, the Builder will repair asphalt driveways with cracks exceeding $\frac{1}{4}$ inch in width and will address any depressions retaining water deeper than 1 inch caused by settlement. Indentations caused by long-term parking of vehicles in the same location or damage from heavy delivery trucks are not covered under the Limited Warranty. Additionally, heaving due to frost in cold climates is considered a normal condition and is not warranted.

- **Masonry (Brick) Driveway Settlement or Shifting**

Minor settling of the masonry driveway is expected. If settlement or shifting exceeds $\frac{1}{4}$ inch, the Builder will, for one year, repair by resetting pavers.



- **Masonry Driveway Color Variation**

Variation in color due to natural weathering, oxidation, and pollutants is common in masonry or brick driveways. Such color variations are not covered under the Limited Warranty.

- **Cracks or Chips in Masonry Driveway**

Cracks or chips should not be present in the masonry driveway at the final walkthrough. If any cracks or chips are noted during this inspection, the Builder will take corrective action. Otherwise, these issues are not covered by the Limited Warranty.

- **Pop-outs in Exterior Concrete**

Pop-outs in exterior concrete are a natural occurrence caused by the soft aggregate used in standard residential concrete mixes. These are not covered under the Limited Warranty and will not be repaired by the Builder.

- **Surface Scaling in Exterior Concrete**

Surface scaling may occur on exterior concrete due to the use of salts and chemicals on roads. If more than 50% of the surface is affected, the Builder will repair the damage for one year using appropriate methods. If the scaling is less than 50%, it is not covered under the Limited Warranty.

- **Common Area Sidewalks**

The Limited Warranty does not cover community sidewalks. Please refer to the community's Governing Documents for details on maintenance and repair responsibilities.

- **Concrete Settling**

Garage floors, concrete walkways, patios, and steps should not settle, heave, or separate from the house structure by more than 1 inch in freezing climates or 3/8 inch in non-freezing climates. If this occurs, the Builder will, for one year, repair the affected concrete using appropriate methods.

- **Water Ponding on Exterior Concrete Surfaces**

Water should not pond on exterior concrete surfaces for more than 24 hours after rain. If water remains longer than this, the Builder will, for one year, take corrective action at their discretion.

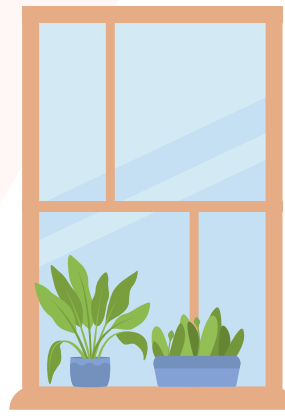
- **Exterior Concrete Paver Surfaces**

Surface variations exceeding ½ inch per 4 feet will be repaired for one year. However, due to the nature of the material, some irregularities in shape, color, texture, size, and finish are normal and not covered by the Limited Warranty.

- **Exterior Concrete Paver Surfaces**

Surface variations exceeding ½ inch per 4 feet will be repaired for one year. However, due to the nature of the material, some irregularities in shape, color, texture, size, and finish are normal and not covered by the Limited Warranty.

Windows



- **Windows Difficult to Open or Close**

Windows should be properly adjusted and balanced. Regular maintenance by the homeowner includes keeping the tracks, channels, and operating mechanisms clean and lubricated. It is recommended to use a dry silicone spray lubricant on the tracks annually. The Builder will address any operational issues with windows that do not meet the manufacturer's specifications within one year.

- **Leaks Around Windows or Skylights**

Leaks caused by improper installation of windows or skylights will be repaired by the Builder for a period of one year. However, leaks resulting from homeowner damage, extreme weather conditions, or improper maintenance are not covered under the Limited Warranty. Water may appear in window or sliding door tracks during heavy rain and should drain outward.

- **Aesthetic Defects**

Any aesthetic defects, including scratches, imperfections, or variations in materials, must be pointed out during the final walkthrough. These will not be covered or repaired after the home has been delivered.

- **Condensation or Frost on Windows or Skylights**

Condensation on the interior of windows or skylights is a natural occurrence when indoor humidity meets cold surfaces. Homeowners are responsible for managing interior humidity and temperature to minimize condensation. It is recommended to keep draperies and blinds open to allow air circulation and maintain even temperatures, especially during colder weather. Significant temperature differences between indoors and outdoors can also lead to condensation, even with low indoor humidity. No action is required by the Builder under the Limited Warranty.

- **Window Scratches and Imperfections**

The Builder follows ASTM guidelines for evaluating glass imperfections. Imperfections must be visible from a distance of more than 10 feet under normal daylight conditions, without direct sunlight. These cosmetic issues must be noted during the final walkthrough, as no aesthetic defects will be repaired after the keys are handed over.

Stucco, Cementitious Finish, Above Grade Block, and Concrete Walls



- Cracks in Stucco, Cementitious Finish, Block, or Concrete Walls

Hairline cracks in exterior trim, block, concrete, or stucco walls are common and should not exceed 1/8 inch in width. The Builder will address cracks larger than 1/8 inch within one year. For unpainted stucco, cracks may be filled with stucco color coat or acrylic sealants. For painted surfaces, acrylic-latex sealants may be used before touch-up painting. The Builder will attempt to match the original stucco texture and color, but a perfect match is not guaranteed under the Limited Warranty.

If cabinet doors or drawer fronts are warped or crooked by more than 1/4 inch, the Builder will repair them for one year.

- Stucco, Texture, or Cementitious Finish Loss

In some cases, texture may separate from the base stucco layer. The Builder will repair any texture loss greater than 1/8 inch for a period of one year. Loss of texture beneath the horizontal weep or drainage screed is considered normal and is not covered by the Limited Warranty.

- Texture Inconsistencies

Texture is hand-applied, and variations are to be expected due to the technique used by the installer. In areas with tall walls, breaks between application phases are common and may be more visible depending on the method used. Inherent inconsistencies should be expected with hand-applied finishes. The Builder will repair deviations, bumps, or voids larger than 1/4 inch per 4 feet that are not part of the intended texture within one year. While efforts will be made to match the original texture, a perfect match is not covered under the Limited Warranty.

- Stucco Color Mismatch

Stucco and cementitious finishes are colored cement products, and the color may be influenced by the underlying surface, application technique, temperature, humidity, and curing process. While the Builder will try to match the color as closely as possible, a perfect match is not covered under the Limited Warranty.

- **Surface Staining**

Exterior walls may become stained from rainwater or water splashing from the ground, as the surface is porous. This condition is not considered a defect and is not covered under the Limited Warranty.

- **Chalky Deposits (Efflorescence)**

Efflorescence is a white powder that can appear on the surface of stucco when water seeps through the wall and evaporates, leaving behind salts. This is a normal condition, and the Builder is not responsible for efflorescence. Homeowners may clean it using a trisodium phosphate (TSP) solution, which can be purchased at most hardware or paint stores.

- **Stucco or Cementitious Finish Appears Wet**

As a porous cement product, stucco may appear wet long after rain has stopped. This is a normal condition and is not covered by the Limited Warranty. Minor cracking in stucco finishes is also normal, and homeowners should inspect and repair minor cracks as needed.

- **Aesthetic Defects**

Aesthetic defects, such as surface imperfections, must be noted during the final inspection. No cosmetic damages will be repaired after the keys are handed over to the homeowner.

- **Cracks in Masonry or Veneer**

Cracks larger than ¼ inch in masonry or veneer will be addressed by the Builder through tuck-pointing, patching, or painting for a period of one year. Cracks less than ¼ inch in width are considered normal and are not covered under the Limited Warranty. Color variations in mortar or brick products are also normal and are not covered by the Limited Warranty.

- **Masonry or Veneer Courses Not Aligned**

Masonry or veneer courses should not vary more than ¼ inch per 8 feet. If the variation exceeds ¼ inch per 8 feet, the Builder will repair or replace the necessary portions of masonry or veneer brick within one year.

- **Exterior Caulking Joint Separation**

Caulking joints on exterior walls may shrink or open up over time, which can cause water intrusion. The Builder will repair any caulking joint separation causing water entry for a period of one year. However, significant movement in caulking joints is normal during the first few years after construction due to shrinkage and drying of materials. After the one-year period, any subsequent repair or replacement of caulking is considered part of routine homeowner maintenance and is not covered by the Limited Warranty.

Door



- **Door Panel Splitting**

Splitting in door panels should not allow light to be visible through the door. The Builder will repair splits by filling them with wood fillers and refinishing the door within one year.

- **Door Warping**

Warping in doors should not exceed $\frac{1}{4}$ inch when measured diagonally from corner to corner. If the door has been properly maintained and is not physically damaged, the Builder will replace the door with a comparable product if warping exceeds the $\frac{1}{4}$ -inch standard within one year. Warping in stain- or lacquer-finished doors due to improper maintenance is the responsibility of the homeowner and is not covered under the Limited Warranty.

- **Exposed Raw Wood on Door Panel**

Wooden door panels may shrink and expand due to temperature and humidity changes, exposing unpainted surfaces at the edges of the inset panel. The Builder will touch up any exposed raw wood exceeding $\frac{1}{16}$ inch along the door panel edges once during the one-year period. Any subsequent touch-ups will be considered part of routine homeowner maintenance and are not covered by the Limited Warranty.

- **Doors Not Operating Properly**

The Builder will make necessary adjustments to doors that fail to operate properly due to issues like binding, sticking, not latching, rubbing, or sealing within one year.

- **Bifold and Pocket Doors**

Bifold and pocket doors should slide smoothly without rubbing or coming off their tracks during normal use. The Builder will adjust bifold and pocket doors that fail to operate properly, are rubbing, or come off their tracks during normal use within one year.

- **Sliding Patio Doors and Screens**

Sliding patio doors and screens should slide smoothly without coming off their tracks during normal operation. The Builder will adjust sliding patio doors that do not slide properly once during the one-year period. Some exposure to the elements may occur under windy conditions.

- **Garage Door Operation**

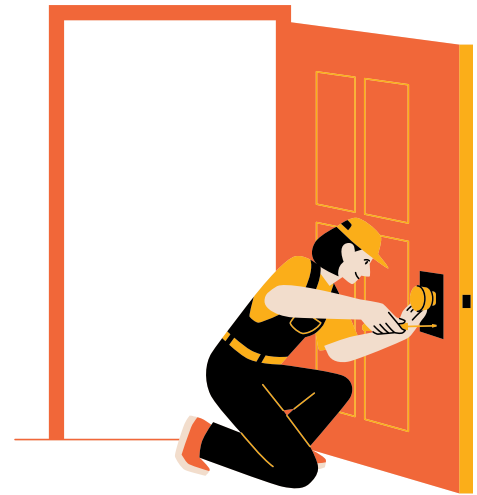
The homeowner can expect the garage door to function properly. If the garage door does not operate correctly, the Builder will correct or adjust the door as required within one year. Noise from moving parts is not covered by the Limited Warranty.

- **Garage Door Leaks**

Garage doors are not designed to provide a weather-tight seal. Under high winds or storms, it is normal for some elements to leak through, around, or under the garage door. The Builder will make necessary adjustments for a period of one year to minimize such leaks.

- **Aesthetic Defects**

Aesthetic defects, such as scratches or imperfections, must be pointed out during the final inspection. No cosmetic damage will be repaired after the keys are handed over to the homeowner.



Interior Paint and Finishes

- **Blemishes on Walls or Ceilings**

Blemishes such as nail pops, cracking, or blistering visible on finished walls or ceilings will be addressed by the Builder. Within one year, the Builder will repair visible blemishes, excessive waviness, or seams that can be seen from a distance of 5 feet under normal lighting conditions. Cracks occurring around windows due to expansion and contraction will be repaired with flexible latex caulking. The affected areas will also be repainted by the Builder within one year.



- **Aesthetic Defects**

Aesthetic defects, including imperfections in texture or finishes, should be noted during the final inspection. No cosmetic damage will be repaired after the keys are handed over to the homeowner.

- ## Repainting After Repair Work

Repairs may require repainting, staining, or refinishing of affected areas. Repairs under the Limited Warranty will be completed to match the surrounding areas as closely as possible. However, due to fading and normal weathering, a perfect match cannot be guaranteed and is not covered under the Limited Warranty. If repairs impact more than 50% of a wall or ceiling, the Builder will repaint the entire surface from corner to corner within one year. For custom paints and wall coverings, the Builder will not warranty the match of any necessary repairs. All blemishes should be noted and addressed before applying custom paints and wall coverings.

- ## Drywall Texture

Drywall texture is hand-applied and varies depending on the installer's technique. On taller walls, drywall texture is applied in several stages. Breaks between application phases are normal and may be more visible due to the method of application. Variations in drywall texture are expected, as with all hand-applied, troweled finishes. The Builder will repair any deviations, bumps, or voids exceeding ¼ inch per 4 feet that are not part of the intended texture within one year. During the repair, the Builder will aim to match the original texture as closely as possible, but a perfect match is not covered by the Limited Warranty.

Landscape

Due to regional differences in temperature, terrain, and environmental conditions, the Builder does not provide a warranty for landscaping, including sod, trees, shrubs, flowers, or similar elements.



Appliances

- Chipped or Scratched Appliances

Scratches or chips on the finishes of porcelain, glass, or other surfaces on appliances in the kitchen, laundry, or bar areas are not covered by the Limited Warranty.

- Appliance Malfunctions

Appliances in the kitchen, laundry, bar, and other areas that fail to function properly will not be covered under the Limited Warranty. Such issues will fall under the responsibility of the manufacturer and be addressed through their own warranty, if applicable.



- Aesthetic Defects

Aesthetic defects, including scratches or chips on appliances, should be noted during the final inspection. No cosmetic damage will be repaired after the keys are handed over to the homeowner.

Interior Trim and Moldings



- Interior Trim Issues

Natural characteristics of wood, such as splits, cracks, raised grain, swelling of finger joints, and checking, are inherent and cannot be entirely avoided. However, the Builder will address such conditions by filling them with wood putty within the first year.

- Nail Holes and Imperfections in Interior Trim

Nails and nail holes in interior trim should be properly set and filled. The Builder will ensure any nail holes in interior trim within finished areas are set and filled for a period of one year.

- **Gaps in Molding and Casing Joints**

All joints on molding and casing should be securely attached, properly fitted, and filled as needed. The Builder will repair any defective joints or gaps by filling them with wood putty during the first year.

- **Aesthetic Defects**

Any aesthetic imperfections should be identified during the final inspection. No cosmetic damage will be addressed once the keys are handed over.

Outdoor/Indoor Pools

- **Pools**

Pools consist of various components, and as such, are not covered under the Builder's warranty. If applicable, warranty coverage may be available through a third-party pool contractor.



- **Cracks in Decking**

Minor cracks and expansion in decking are normal and not covered by the Limited Warranty. Changes in temperature and ground movement may cause cracking, which is to be expected. The Builder will repair cracks exceeding ¼ inch in width or ¼ inch in vertical displacement within the first year.

- **Aesthetic Defects**

Any cosmetic defects must be pointed out during the final inspection. No aesthetic damage will be repaired after the keys are handed over.

Exterior Paint and Finishes



- **Clear Finish Deterioration**

Clear finishes on exterior surfaces, such as wood entry doors, naturally deteriorate over time. These finishes should be reapplied as part of regular homeowner maintenance every 6 to 18 months, depending on exposure to the elements. The Builder will address clear finish deterioration on exterior surfaces once within the first year. Any further deterioration will be considered part of routine homeowner maintenance and is not covered by the Limited Warranty.

- **Paint or Stain Fading**

All exterior paints and stains will fade when exposed to weather, which is a normal condition. Semi-transparent stains will diminish with age and should be reapplied as part of regular homeowner maintenance every 6 to 18 months, depending on exposure. The Builder will address excessive fading of exterior paints or stains once during the first year. Any subsequent fading is considered part of routine homeowner maintenance and is not covered by the Limited Warranty.

- **Exterior Paint, Stain, or Caulking Peeling/Deterioration**

Exterior paints, stains, and caulking should remain intact without peeling or deterioration for at least two years. If peeling or deterioration occurs within the first two years, the Builder will refinish or repair the affected areas.

- **Mildew or Fungus**

Mildew or fungus may form on exterior painted or stained surfaces over time due to moisture. The Builder will address visible mildew or fungus growth problems once during the first 30 days of the Limited Warranty. Any subsequent removal of mildew or fungus will be the responsibility of the homeowner and is not covered by the Limited Warranty.

- **Repainting After Repair Work**

Repairs that require repainting, staining, or refinishing will aim to match the surrounding areas as closely as possible. Due to fading and natural weathering, a perfect match is not guaranteed and is not covered by the Limited Warranty. If repairs affect more than 50% of a wall or ceiling, the Builder will repaint the entire surface with the original paint within the first year. Custom color touch-ups are not covered by the Limited Warranty.

- **Aesthetic Defects**

All aesthetic defects must be pointed out during the final inspection. No cosmetic damage will be repaired after the keys are handed over.

Thank You

At 4U Homes, we sincerely appreciate your trust in us to build your home. Your new home is a reflection of our commitment to quality, craftsmanship, and customer care. This manual is designed to help you navigate homeownership with confidence, providing valuable information on maintenance, warranty coverage, and best practices to keep your home in excellent condition for years to come.

If you ever need assistance, our team is here to support you. Please don't hesitate to reach out—we're dedicated to ensuring your home remains a place of comfort and joy.

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