

ORIENTATION OVERVIEW

The Homeowner Orientation is a formal walkthrough of your new home prior to closing. The general purpose of this orientation is to acquaint purchasers with the features of their home, where things are located, and how systems operate. Specific items that will be covered include:

1. Review requirements for appliance warranties.
2. Review all property corners, location of utilities, drains and septic systems (where applicable).
3. Opportunity for Purchaser to make note of any deficiencies there may be in the home. Purchasers should take special care to call to the builder's attention any deficiencies in items that are not warranted unless recorded on the walkthrough list such as:
 - Chips, scratches, cracks or marks in tile, woodwork, walls, ceilings, plastic laminate, resilient floors, hardwood floors, brick, mirrors, plumbing fixtures or glass.
 - Spots on carpet.
 - Frozen and/or clogged plumbing pipes or fixtures.
 - Clogged gutters or water stains from clogged gutters.
 - Ant's or bee's nests.
4. Inspect all aspects of landscaping, as the only warranty on landscaping is the replacement of plants, shrubs, and trees, which die in the first 90 days due to being diseased at the time of installation.

The Homeowner Orientation is your opportunity to learn everything you want to know about your new home, and to participate in the final inspections. Please do not hesitate to ask questions.

Exceptions Noted At Orientation

Repairs agreed to at the time of the walkthrough will be made within a reasonable time period, unless delayed by reasons beyond the Builder's control, i.e.: weather or material shortage. Builder or their representative will contact you to schedule a time for access to your home. Work covered by the builder will be done between the hours of 8am and 4:30pm Monday through Friday.

HOMEOWNER'S LIMITED ONE YEAR WARRANTY

Issued by:

Regent Homes, Inc.
3077 20th St. E., Suite B
Tacoma, Washington 98424

Regent Homes, Inc., is proud to extend this limited warranty to you as the purchaser of a new residence located at:

Term Of Warranty

The limited warranty will be for one (1) year beginning on the date of closing or the date of first occupancy, whichever occurs first. You will receive a Certificate of Warranty with the date designation shortly after the close of your transaction. For the Warranty to apply the defect must be discovered **and** warrantor notified of the existence of the same prior to the expiration of the warranty period. Following the term of this warranty, the Builder shall have no other liability or responsibility for maintenance or repair of the premises except as otherwise may be implied by law.

Structural Coverage

Builder warrants that, for one (1) year following the commencement date of this Limited Warranty, the home will be free from Structural Defects. A Structural Defect is defined as actual physical damage to the designated load-bearing elements of the home caused by failure of such load-bearing portions which affects their load-bearing functions to the extent that the home becomes unsafe, or otherwise unlivable. The designated load-bearing elements are:

- a) Foundation Systems and footings
- b) Floor Systems
- c) Roof Framing Systems
- d) Girders
- e) Headers
- f) Beams
- g) Columns
- h) Walls

Repair of a Structural Defect is limited to:

1. The repair of damage to the load-bearing elements of the home itself, which is necessary to restore their load-bearing ability.
2. The repair of those items in the home damaged by the Structural Defect, which make the home unsafe, or otherwise unlivable.

Construction Standards Coverage

Builder warrants that for one (1) year, beginning on the commencement date, the home will be free from defects in materials and workmanship as described in the Construction Standards attached to this Limited Warranty.

Exclusive Warranty

This is an exclusive warranty extended by the Builder to the Purchaser of the home. There are no other warranties written or oral. This is a Limited Warranty, limited in accordance with the terms of this agreement. Except as otherwise implied by law, there is no other warranty provided in the sale of this home by Builder.

Transferability

All rights and responsibilities of this Limited Warranty shall fully transfer, up to the remaining amount of the Warranty Limit, to each successor in title to the Home.

Exclusions

Specifically excluded from this Warranty is any loss or damage that is caused or made worse by negligence, improper maintenance, defective material or work supplied by, or improper operation by, anyone other than your Builder or its employees, agents, or subcontractors. Further, Builder shall not be liable for consequential damages and builder's liability shall be limited to repair or replacement of any defect. Any outstanding amounts owing builder or its subcontractors will void all warranties until such items are paid in full.

Making a Claim

For all items of concern please contact:

Regent Homes, Inc.
3077 20th St. E., Ste. B
Tacoma, Washington 98424
Phone 253.272.7791 Fax 253.272.7793

Be prepared to provide a clear description of the problem and/or defect. Remember to include your address as well as home and work telephone numbers.

Remedy

If a defect occurs in an item, which is covered by this Warranty, the Builder will repair, replace or pay the homeowner the reasonable cost of repairing or replacing the defective item. The election to repair or replace or pay homeowner is at the sole discretion of the Builder. Builder's total liability under this Warranty is limited to the original purchase price of the home.

Non Warranted Calls

If the Builder or their agent are called to service an item that turns out to have been caused by some action of the homeowner or by someone working for the homeowner, the homeowner will be expected to pay for the service call.

Alteration and Enforceability

This Warranty cannot be changed or altered in any way. Should any provision of this Warranty be deemed by a court of competent jurisdiction to be unenforceable, that determination will not effect the enforceability of the remaining provisions.

Arbitration

Any claims, disputes or controversies between builder and homeowner with regard to the interpretation or application of this warranty to any warranty claim, or to the method of repair, shall be settled by binding arbitration. The arbitration shall be conducted by a member of the American Arbitration Association, or other mutually agreed upon Arbitration Service, pursuant to its Construction Industry Arbitration Rules in effect at the time of the Effective Date of Warranty. The choice of arbitration service shall be that of the homeowner if the homeowner is the claimant. This arbitration agreement shall inure to the benefit of, and be enforceable by the Builder's subcontractors, vendors, suppliers, design professionals, insurers, and any other person alleged to be responsible for any defect in or to the subject home or the real property on which the home is situated. The decision of the arbitrator shall be final and binding and may be entered as judgment in any State or Federal court of competent jurisdiction. All administrative fees of the arbitration service and fees of the arbitrator shall be borne equally by the parties to the arbitration, subject to the discretion of the arbitrator to reallocate such fees in the interests of justice.

CONSTRUCTION STANDARDS INDEX

1. Site Work

- 1.1 Grading
- 1.2 Drainage
- 1.3 Crawl Space
- 1.4 Rockeries
- 1.5 Landscaping

2. Concrete

- 2.1 Foundation Walls
- 2.2 Slabs

3. Masonry

- 3.1 Unit Masonry

4. Wood and Plastics

- 4.1 Rough Carpentry
- 4.2 Finish Carpentry
- 4.3 Finish Carpentry-Exterior
- 4.4 Wood Treatment

5. Thermal and Moisture Protection

- 5.1 Waterproofing
- 5.2 Insulation
- 5.3 Shingles
- 5.4 Roofing and Siding
- 5.5 Flashing and Sheet metal
- 5.6 Sealant
- 5.7 Ventilation and Moisture Control

6. Doors and Windows

- 6.1 Wood and Plastic Doors
- 6.2 Garage doors on attached garage
- 6.3 Windows
- 6.4 Weather Stripping and Seal
- 6.5 Hardware

7. Finishes

- 7.1 Plaster/Sheet rock
- 7.2 Ceramic Tile
- 7.3 Resilient Flooring
- 7.4 Carpeting
- 7.5 Hardwood Flooring
- 7.6 Painting
- 7.7 Laminate Counter top
- 7.8 Wall Covering

8. Specialties

- 8.1 Fireplaces
- 8.2 Light fixtures

9. Equipment

- 9.1 Kitchen cabinets and vanities
- 9.2 Appliances

10. Mechanical

- 10.1 Water Supply System
- 10.2 Plumbing
- 10.3 Heating
- 10.4 Air Distribution
- 10.5 Sewer system

11. Electrical

- 11.1 Electrical Conductors
- 11.2 Switches and Receptacles
- 11.3 Service and Distribution

Acknowledgement

CONSTRUCTION STANDARDS

1. SITE WORK

1.1 Grading

Deficiency: Settling of ground around foundation, utility trenches or other filled areas on the property that are affecting the drainage away from the home.

Construction Standard: Settling of ground around utility trenches or other filled areas: maximum allowable is 6 inches. Settling of backfill around foundation shall not interfere with water drainage away from the house.

Corrective Action: Upon request by Owner, Builder shall fill excessively settled areas (over 6 inches) one time only during the first year of warranty. Owner shall be responsible for any grass, shrubs or other landscaping affected by placement of such fill.

1.2 Drainage

Deficiency: Improper drainage of the site

Construction Standard: The necessary grades and swales should be established to insure proper drainage away from the house. Site drainage is limited to the immediate grades and swales affecting the structure. No standing or ponding of water should remain in this immediate area 48 hours after a rain, except in the case of swales, which may drain slower than other areas after a rain or sump pump discharge. No grading determination shall be made while there is frost or snow on the ground, or while the ground is saturated.

Corrective Action: Builder is responsible only for establishing the proper grades and swales. Owner is responsible for maintaining such grades and swales once they have been properly established and stabilized by the Builder.

1.3 Crawl Space

Deficiency: Water in crawl space.

Construction Standard: Crawl space should be graded and drained properly to prevent water from accumulating in the crawl space area. Some accumulation of water in the crawl space area is common soon after construction of the home.

Corrective Action: Builder is responsible for providing proper grading and drainage of crawl space areas. Water should not be present above the vapor barrier in the crawl space area. Water may seep under or over the foundation footings but must be directed under the vapor barrier to the drainage system.

1.4 Rockeries

Deficiency: Rock displacement

Construction Standard: Rockery installed to provide retention of soil and stability of bank.

Corrective Action: Builder is responsible to restore rockery to a stable condition.

1.5 Landscaping

Deficiency: Dead plants, shrubs, trees, and lawn

Construction Standard: Builder is responsible for providing healthy plants, shrubs, trees, and lawn installed with proper drainage, maintaining same until closing.

Corrective Action: Replace plants, shrubs, and trees, which die in the first 90 days due to being diseased upon installation. Builder is not responsible for dead material due to infestations, blight, freezing, or other acts of nature. Builder is not responsible for failure to water, trim, or proper care of plants. Further, Builder is not responsible for any landscaping installed by agreement between subcontractor and Homeowner, even if landscaping is done by an allowance as part of the purchase price.

2. CONCRETE

2.1 Foundation Walls

Deficiency: Basement or foundation wall cracks other than expansion or control joints.

Construction Standard: Cracks are not unusual in concrete foundation walls. Such cracks greater than 1/8 inch are considered excessive.

Corrective Action: Builder shall repair cracks in excess of 1/8 inch. Surface patching is acceptable for non-structural cracks.

2.2 Slabs

Deficiency: Uneven concrete floors.

Construction Standard: Concrete floors in basements or rooms designed for habitability should not have pits, depressions or areas of unevenness that would prevent its use as a finished floor. The floor slope, unless designed for specific drainage purposes, shall not exceed 3/8" in 32 Inches. Structural slab foundation systems that have experienced some dis-elevation, but are within the foundation's design performance criteria are excluded from this standard.

Corrective Action: Builder to correct or repair to meet the above standard.

Deficiency: Standing water on stoops and patios.

Construction Standard: Water should drain from outdoor stoops and steps.

Corrective Action: Builder shall take corrective action to assure drainage of stoops and steps.

Deficiency: Cracking of basement floor.

Construction Standard: Minor cracks in concrete basement floors are normal. Cracks exceeding 1/4 inch width or 1/4 inch in vertical displacement are considered excessive.

Corrective Action: Builder should repair cracks exceeding maximum tolerances by surface grinding or other methods as necessary.

Deficiency: Cracking of drive, garage slab or patio.

Construction Standard: Minor cracks in slabs are normal. Cracks in garage slabs in excess of 1/4 inch in width or 1/4 inch in vertical displacement are considered excessive and unacceptable. Cracking at control joints is expected and is not considered a defect.

Corrective Action: Builder shall repair excessive cracks as needed, using identical methods to those described under cracking of basement floor.

Deficiency: Cracking, settling, halving or separating of structurally attached stoops or steps.

Construction Standard: Stoops or steps should not settle, heave or separate in excess of 2 inches in relation to the house structure. No cracks except hairline cracks (less than 1/8 inch) are acceptable in structurally attached concrete stoops and (less than 1/4 inch) in non-structurally attached concrete stoops.

Corrective Action: Builder shall take whatever corrective action is necessary to meet acceptable standards

3 . M A S O N R Y

3.1 Unit Masonry

Deficiency: Cracks in masonry walls or veneer.

Construction Standard: Small cracks are common in mortar joints of masonry construction. Cracks greater than 1/4 inch in width are considered excessive.

Corrective Action: Repair cracks in excess of 1/4 inch by pointing or patching. These repairs should be made toward the end of the first year of the warranty period to permit normal settling of the home to stabilize.

4 . W O O D & P L A S T I C S

4.1 Rough Carpentry

Deficiency: Floor squeaks

Construction Standard: A squeak proof floor cannot be guaranteed. Floor squeaks are often temporary conditions common to new home construction.

Corrective Action: Builder should locate and make every reasonable effort to correct excessive floor squeaks. After reasonable corrective measures are done, minor squeaks may not be eliminated.

Deficiency: Uneven wood floors

Construction Standard: Floors should not be more than 3/8 inch out of level with any 32 inch horizontal measurement. Allowable floor and ceiling joist deflections are governed by the approved building code.

Corrective Action: Builder to correct or repair to meet the above standard.

Deficiency: Bowed walls, out of plumb walls

Construction Standard: All interior and exterior walls have slight variances on their finished surfaces. Bowing of walls should not detract from or blemish the walls' finished surface. Walls should not bow or be out of plumb more than 1/2 inch in 32 inches in any vertical or horizontal measurement.

Corrective Action: Repair or skim coat walls to meet above standard.

4.2 Finish Carpentry

Deficiency: Quality of interior trim workmanship.

Construction Standard: Joints in moldings or joints between moldings and adjacent surfaces should not result in open joints exceeding 1/8 inch in width, providing the temperature in the house has not dropped below 50 degrees Fahrenheit.

Corrective Action: Repair defective joints as defined above. Caulking and putty are acceptable.

4.3 Finish Carpentry-Exterior

Deficiency: Quality of exterior trim workmanship.

Construction Standard: Joints that are not flashed or without flashing between exterior trim elements, including siding, masonry and siding butt joints, should not result in open joints in excess of 1/4 inch. In all cases the exterior trim, masonry and siding shall be capable of performing its function to exclude the elements.

Corrective Action: Builder to repair open joints in excess of above standard. Caulking is acceptable. Previously caulked joints are considered maintenance issues.

4.4 Wood Treatment

Deficiency: De-lamination or deterioration of exterior siding.

Construction Standard: Siding should not delaminate or deteriorate within manufacturer's specifications. Natural wood sidings can be expected to weather and change color as they age.

Corrective Action: Builder will repair or replace as needed unless caused by Owner's Neglect to maintain siding properly. Repaired area of pre-finished material may not match in color and/or texture. The owner can expect that the newly painted surface may not match original surface color.

5. THERMAL AND MOISTURE PROTECTION

5.1 Waterproofing

Deficiency: Leaks in basement.

Construction Standard: Leaks resulting in actual trickling of water in living areas are unacceptable. However, leaks caused by improper landscaping installed by

Owner, or failure of Owner to maintain proper grades that have been stabilized by Builder are not covered by the warranty. Dampness of the walls may occur in new construction and is not considered a deficiency.

Corrective Action: Builder shall take such action as necessary to correct basement leaks except where the cause is determined to result from owner negligence.

5.2 Insulation

Deficiency: Insufficient insulation.

Construction Standard: Insulation should be installed in accordance with applicable energy and building code requirements.

Corrective Action: Install insulation in sufficient amounts to meet above standards.

5.3 Shingles

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

Construction Standard: Attic vents and/or louvers must be provided in order to properly ventilate your house. Infiltration of rain or snow depends on the force and direction of wind. Improperly installed louvers and vents that permit penetration of the elements under normal conditions are deficiencies.

Corrective Action: Take necessary steps to eliminate penetration of rain or snow under normal conditions if it is determined the installation was improper.

5.4 Roofing & Siding

Deficiency: Ice build-up on roof.

Construction Standard: During prolonged cold spells, ice build-up is likely to occur at the eaves of a roof. This condition occurs when snow and ice accumulate and gutters and downspouts freeze up to form an ice dam.

Corrective Action: This is a homeowners maintenance item unless the roof design is found to be improper for the weather conditions associated with the area.

Deficiency: Roof or flashing leaks.

Construction Standard: Roofs and flashing should not leak under normally anticipated conditions, except where cause is determined to result from severe weather conditions such as ice build-up or wind storm.

Corrective Action: Builder shall correct or repair any roof leaks caused by improper installation or defective material.

Deficiency: Delamination of veneer siding or joint separation.

Construction Standard: All siding shall be installed according to the manufacturers and industry accepted standards. Joint separation and delamination is not acceptable except where the manufacturer indicates that some shrinkage may be anticipated.

Corrective Action: Builder shall re-secure, caulk, repair or replace to meet the above standard. The repair may result in a color deviation from the original siding.

Deficiency: Siding or caulking splits

Construction Standard: Siding splits may occur. Those in excess of 1/8 inches wide and/or 1 inch in length are unacceptable. Knots in excess of 1/2 in diameter falling out are unacceptable. Joints and cracks around wall openings may be properly corrected with caulk. Even properly installed caulking will shrink and must be maintained by the Owner.

Corrective Action: Builder will repair siding deficiencies exceeding the above standard.

5.5 Flashing & Sheet metal

Deficiency: Flashing, valley, gutters and/or downspouts leak.

Construction Standard: Flashing, valleys, gutters and downspouts must not leak but gutters may overflow during heavy rain. It shall be the homeowner's responsibility to keep gutters and downspouts free of leaves and debris, which could cause excessive overflow. Some short roof sections may not have gutters or downspouts.

Corrective Action: Repair leaks.

Deficiency: Water stands in gutters.

Construction Standard: When gutter is unobstructed by debris, the water level should not exceed 1 inch.

Corrective Action: Industry practice is to install gutters approximately level without pitch. Consequently, it is entirely possible that small amounts of water will stand in certain sections of the gutter immediately after a rain.

5.6 Sealant

Deficiency: Leaks in exterior walls due to inadequate caulking.

Construction Standard: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to exclude the entry of water. Properly installed caulking will shrink and must be maintained by the homeowner during the life of the home.

Corrective Action: Builder shall repair and/or caulk joints or cracks in exterior wall surfaces as required to correct deficiency. However, normal maintenance is not covered by the Builder.

5.7 Ventilation & Moisture Control

Deficiency: Inadequate ventilation in crawl spaces.

Construction Standard: Crawl spaces shall have adequate ventilation that meets the Building Code calculation for the size of the crawl space. Ventilation shall be considered inadequate if there is less ventilation than required by Code.

Corrective Action: Builder shall determine the proper ventilation required and make necessary repairs. Corrective action may include the installation of louvers, vents, vapor barrier or other locally approved method to provide ventilation.

Deficiency: Inadequate ventilation or moisture control in attic or roof.

Construction Standard: Attics or roofs shall have adequate ventilation to remove moisture. Moisture control methods shall be considered inadequate if there is damage to supporting members or insulation due to moisture accumulation.

Corrective Action: Builder shall determine cause and make necessary repairs. Corrective action may include the installation of louvers, vents, vapor barriers or other locally approved method of moisture control.

6. DOORS AND WINDOWS

6.1 Wood & Plastic Doors

Deficiency: Warpage of exterior doors.

Construction Standard: Wood exterior doors will warp to some degree due to temperature differential on inside and outside faces. However, they should not warp to the extent that they become inoperable or cease to be weather resistant or exceed National Woodwork Manufacturer's Association Standards (1/4 inch).

Corrective Action: Repair or replace and refinish defective doors to match existing doors as closely as possible.

Deficiency: Warpage of interior passage and closet doors.

Construction Standard: Interior doors (full opening) should not warp to exceed National Woodwork Manufacturer Association Standards (1/4 inch), provided the proper levels of humidity have been maintained in the home.

Corrective Action: Repair or replace and refinish defective doors to match existing doors as closely as possible.

Deficiency: Door binds against jamb or head of frame or does not lock.

Construction Standard: Passage doors that do not open and close freely without binding against the doorframe are deficiencies. Lock bolt is to fit the keeper to maintain a closed position.

Corrective Action: Adjust door and keeper to operate freely.

Deficiency: Shrinkage of insert panels showing raw wood edges.

Construction Standard: Panels will shrink and expand, and may expose unpainted surface.

Corrective Action: None

Deficiency: Split door panel

Construction Standard: Split panels should not allow light to be visible or allow the weather to get through the door.

Corrective Action: If light is visible or the weather is getting through the door, fill split to match paint or stain as closely as possible, one time in first year.

6.2 Garage doors on attached garage

Deficiency: Garage door fails to operate properly.

Construction Standard: Garage door should operate properly

Corrective Action: Builder shall correct or adjust garage doors as required, except where any alterations from original installation have been made. In this definition, the installation of a garage door opener qualifies as an alteration.

Deficiency: Garage door allows entrance of snow or water.

Construction Standard: Garage door should seal properly under normal weather conditions. Some entrance of light around the perimeter is considered normal.

Corrective Action: Some entrance of the elements can be expected under abnormal conditions. Builder shall adjust or correct garage doors to meet normal conditions.

6.3 Windows

Deficiency: Condensation or frost on window frames and glass.

Construction Standard: Windows will collect condensation on interior surfaces when extreme temperature differences and high humidity levels are present. Condensation is usually the result of climatic/humidity conditions.

Corrective Action: Unless directly attributed to faulty installation, window condensation is a result of conditions beyond Builder's control. No corrective action required. Unless condensation occurs between dual pane glass in which case Builder shall replace.

Deficiency: Broken or cracked glass

Construction Standard: Glass shall be un-cracked and sealed as of the date of closing.

Corrective Action: None after closing

Deficiency: Malfunction of windows

Construction Standard: Windows, which do not operate in conformance with manufacturer's design standards, are deficiencies.

Corrective Action: Make necessary adjustments to meet the manufacturer's installation tolerances.

6.4 Weather Stripping and Seal

Deficiency: Air Infiltration around doors and windows.

Construction Standard: Some infiltration is normally noticeable around doors and windows, especially during high winds. Poorly fitted weather stripping is not permissible. It may be necessary for Owner to have storm windows and doors installed to provide a satisfactory solution in high wind areas.

Corrective Action: Builder shall adjust or correct open cracks, poorly fitted doors or windows, or poorly fitted weather stripping.

6.5 Hardware

Deficiency: Hardware does not work properly, fails to lock or perform its intended purpose.

Construction Standard: All hardware installed on doors and windows, which does not operate properly, are deficiencies.

Corrective Action: Builder shall adjust, repair or replace hardware as needed.

7. FINISHES

7.1 Plaster/Sheetrock

Deficiency: Defects caused by poor workmanship such as blisters in tape, nail heads, excess compound in joints, cracked corner beads, or trowel marks.

Construction Standard: Slight "imperfections" such as nail pops, seam lines and cracks are common in plaster and sheetrock installation. However, obvious defects of poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks, cracked corner beads and other blemishes that are visible from a distance of 6 feet under normal lighting conditions, are deficiencies. Nail pops are a defect only when there are signs of spackle compound cracking or falling away.

Corrective Action: Builder to correct such defects to acceptable tolerances one time only. Builder is not responsible for texture variations.

Deficiency: Hairline cracks.

Construction Standard: Hairline cracks are not unusual on interior wall and ceiling surfaces. Cracks greater than 1/8 inch width are not acceptable.

Corrective Action: Builder shall repair cracks exceeding 1/8 inch in width one time only during the warranty period. Builder is not responsible for color variations in the texture. Paint touch up following these repairs is the responsibility of the home owner.

7.2 Ceramic tile

Deficiency: Ceramic floor tile cracks.

Construction Standard: Ceramic floor tile and fireplace tile will be free from cracks at move in.

Corrective Action: None.

Deficiency: Cracks appear in grouting in ceramic tile joints or at junctions with other material such as a bathtub

Construction Standard: Cracks in grouting in ceramic tile joints are commonly due to normal shrinkage conditions. Regrouting of these cracks is a maintenance responsibility of the homebuyer within the life of the home.

Corrective Action: Builder will repair grouting as necessary one time within the first year of warranty. Builder is not responsible for color variations or discontinued color group.

7.3 Resilient Flooring

Deficiency: Nail pops appear on the surface of resilient flooring.

Construction Standard: Readily apparent nail pops should be repaired.

Corrective Action: Builder shall correct nail pops, which have broken the surface. Builder shall repair or replace resilient floor covering in the affected area with similar material. Builder is not responsible for discontinued patterns or color variation in the floor covering.

Deficiency: Depressions or ridges appear in the resilient flooring due to subfloor irregularities.

Construction Standard: Readily apparent depressions or ridges exceeding 1/8 inch should be repaired. The ridge or depression measurement is taken as the gap created at one end of a six-inch straight edge placed over the depression or ridge with three inches on one side of the defect held tightly to the floor.

Corrective Action: The builder shall take corrective action, as necessary to bring the defect within acceptable tolerances. Builder is not responsible for discontinued patterns or color variations in floor covering.

Deficiency: Resilient flooring loses adhesion.

Construction Standard: Resilient flooring should not lift, bubble or become unglued.

Corrective Action: Builder shall repair or replace resilient flooring as required. Builder shall not be responsible for discontinued patterns or color variation of floor covering or for problems caused by owner neglect or abuse.

Deficiency: Seams or shrinkage gaps show resilient flooring joints.

Construction Standard: Gaps shall not exceed 1/16 inch width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/8 inch is permissible.

Corrective Action: Builder shall take action as necessary to correct the problem.

7.4 Carpeting

Deficiency: Carpeting becomes loose, seams separate, buckle or excessive stretching occurs.

Construction Standard: Wall-to-wall carpeting, installed as the primary floor covering, when stretched and secured properly should not come up, become loose, separate or stretch excessively at its points of attachment.

Corrective Action: Builder is to restretch or resecure carpeting as needed within the first year.

Deficiency: Shading as a result of carpet grain.

Construction Standard: Carpet may appear slightly shaded as a result of grain sections installed perpendicular to each other. This is acceptable provided the seam occurs at doorways and not in a single room.

Corrective Action: None

7.5 Hardwood Flooring

Deficiency: Joint separation or swelling

Construction Standard: Joints may separate or swell as the floor acclimates absorbing humidity or drying out. Separation greater than 1/8 inch higher than the center of each board is not acceptable.

Corrective Action: Builder to fill, re-sand or replace as necessary to achieve above standards. Builder not responsible for color variation which may occur.

Deficiency: Color variation

Construction Standard: Wood is a natural material and each piece will have various grains that absorb stain differently, some dark, and some light. It will not have a constant uniform appearance. A Swedish finish is applied and should NEVER be waxed. It should be cleaned with a mixture of one cup white vinegar to one gallon of cold water.

Corrective Action: None.

Deficiency: Water Overflow situation occurs from toilet backup, dishwasher or other source causing wood damage.

Construction Standard: Any amount of water left on flooring may cause warpage.

Corrective Action: None.

7.6 Painting

Deficiency: Mildew or fungus on painted surfaces

Construction Standard: Mildew or fungus usually will form on a painted surface if the structure is subject to abnormal exposures (i.e., rainfall, ocean, lake or river front).

Corrective Action: Mildew or fungus formation is a weather related condition the Builder cannot control and is a homeowner maintenance item.

Deficiency: Exterior paint or stain peels or deteriorates.

Construction Standard: Exterior paints or stains should not fail during the first year of ownership.

Corrective Action: Builder shall properly prepare and refinish affected areas, matching color as closely as possible. Where finish deterioration affects the majority of the wall or area, the whole area should be refinished. The warranty on the newly repainted surfaces will not extend beyond the original warranty period.

Deficiency: Painting required as corollary repair because of other work.

Construction Standard: Necessary repairs required under this warranty should be refinished to match surrounding area as close as possible.

Corrective Action: Refinish repaired areas as indicated.

Deficiency: Siding bleed through

Construction Standard: Due to acid content and the pattern of cedar boards, some areas of cedar siding are smoother and some are more rough sawn. Paint is applied equally to all areas of siding. Wood fuzzing, knotted areas, tight grain and large gapped grain are painted evenly. Different wood surfaces may cause the illusion that paint is thinner in some areas. The "bleed-through" is more noticeable with colors such as whites, creams, blues, grays and greens. Tans and browns are not affected as much as these other colors. "Bleed

through" is normal and should not be considered a problem. Builder is not responsible for cedar "bleed through".

Corrective Action: None

Deficiency: Striping

Construction Standard: Over a period of time cedar siding will shrink. There is no way to control this shrinkage. This may result in an unpainted thin line under each lap. This line is cosmetic but should not exceed 3/16 inch.

Corrective Action: Paint or stain lines in excess of 3/16 inch.

Deficiency: Interior paint application and coverage.

Construction Standard: Interior paint should be applied in a manner sufficient to visually cover wall, ceiling, and trim surfaces where specified. Latex flat paint is used throughout all homes unless otherwise specified. Flat latex paint is not washable. After sixty days (60) all paints, especially flat paint, ages and does not touch up perfectly. After a home has been painted and touch up is applied there is a difference in thickness or mass, which tends to make colors appear to be different. Cooking, deodorants and household sprays also change colors of paint when touched up. This is especially true for flat paint. Enamel paint if used, is washable. Like flat latex, enamel paint does not touch up perfectly. It too can exhibit a color difference with touch ups.

Corrective Action: Builder shall retouch wall, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces. Builder is not responsible for perfect touch up match.

7.7 Laminate Counter top

Deficiency: Surface cracks, delaminating, chips, and shading in high pressure laminated vanity and kitchen cabinet counter tops.

Construction Standard: Counter tops fabricated with high pressure laminate coverings should not delaminate or have chips or surface cracks. The deck area joints may have a maximum of 1/16 inch gap. All other areas of the joint may have a maximum of 1/16 inch differential in surface alignment. There may be slight shading between pieces of laminate. Builder does not warranty against said shading.

Corrective Action: Repair or replace to meet the above criteria.

7.8 Wall Covering

Deficiency: Peeling of wall covering installed by Builder.

Construction Standard: Peeling of wall covering is a deficiency, unless it is due to the homeowner's abuse or negligence.

Corrective Action: Builder shall repair or replace defective wall covering.

Deficiency: Mismatching in wall covering pattern.

Construction Standard: Mismatching wall covering pattern over a large area that severely detracts from its intended look due to poor workmanship is a defect.

Corrective Action: Builder shall remove mismatched wall covering and replace. Builder is not responsible for discontinued patterns of variations in color.

8 . S P E C I A L T I E S

8.1 Fireplaces

Deficiency: Glass doors on fireplace become white from soot build-up.

Construction Standard: This is normal with natural gas. Build up will occur faster during times of heavy use.

Corrective Action: None. (Check fireplace manual for glass cleaning instructions).

8.2 Light Fixtures

Deficiency: Exterior light fixtures have developed rust.

Construction Standard: Rust on metal portions of exterior light fixtures may occur, due to the high level of moisture in our area.

Corrective Action: None. (Owner should remove any rust, when it first appears, then apply a new protective finish such as polishing wax. Owner may contact lighting supplier for additional tips to control rust).

9 . E Q U I P M E N T

9.1 Kitchen Cabinets and Vanities

Deficiency: Warp and operation of kitchen cabinet doors and drawer faces.

Construction Standard: Cabinet doors and drawer faces should not warp to exceed 1/4 inch, provided the proper levels of humidity have been maintained. Both cabinet doors and drawer faces should be properly adjusted and operating in a smooth efficient manner.

Corrective Action: Adjust, repair or replace defective cabinet doors and drawer faces to correct condition.

Deficiency: Gaps between cabinets, ceilings and walls.

Construction Standard: Counter tops, splash boards, base and wall cabinets are to be securely mounted. Gaps in excess of 1/4 inch between wall and ceiling surfaces are a deficiency.

Corrective Action: Builder shall make necessary adjustment of cabinets and counter top or close gap by means of moulding suitable to match the cabinet or counter top finish as closely as possible, or other acceptable means.

9.2 Appliances: (see Manufacturer's Warranty)

10. MECHANICAL

10.1 Water Supply System

Deficiency: Plumbing pipes freeze and burst.

Construction Standard: Drain, waste vent or water pipes should be adequately protected by Owner during normally anticipated cold weather to prevent freezing.

Corrective Action: None

Deficiency: Water supply system fails to deliver water.

Construction Standard: All service connections to municipal water main and private water supply are the Builder's responsibility. Private systems shall be designed and installed in accordance with all approved building, plumbing and health codes.

Corrective Action: Builder to repair as necessary if failure is the result of defective workmanship or materials. If conditions beyond his control disrupt or eliminate the sources of the supply then it is not his responsibility.

10.2 Plumbing

Deficiency: Faucet or valve leak

Construction Standard: No valve or faucet should leak due to defects in material or workmanship. However, leakage caused by worn washers or seats is a home buyer maintenance item.

Corrective Action: Builder shall repair or replace the leaking faucet or valve unless leakage is due to worn washer or seat.

Deficiency: Defective plumbing fixtures, appliances or trim fittings.

Construction Standard: Fixtures, appliances or fittings should comply with their manufacturer's standards.

Corrective Action: Builder shall replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

Deficiency: Noisy water pipes

Construction Standard: There will be noise emitting from the water pipe system due to the flow of water or thermal expansion.

Corrective Action: Builder cannot remove all noises due to water flow and pipe expansion. Builder shall correct any noise problems that are due to faulty workmanship or installation.

Deficiency: Leakage from any pipes.

Construction Standard: No leaks of any kind should exist in any waste vent, or water pipe. Condensation on piping does not constitute leakage and is not covered.

Corrective Action: Builder shall make necessary repairs to eliminate leakage.

Deficiency: Stopped up sewers, fixtures and drains.

Construction Standard: Sewers, fixtures and drains should operate properly.

Corrective Action: Builder is not responsible for sewers, fixtures and drains, which are clogged through the Owner's negligence. Where defective construction is the cause, Builder shall assume the cost of the repair. Where Owner negligence is shown to be the cause, Owner shall assume all repair costs.

Deficiency: Cracking or chipping of porcelain or fiberglass surfaces.

Construction Standard: Chips and cracks on surfaces of bathtubs and kitchen sinks can occur when the surface is hit with sharp heavy objects.

Corrective Action: Builder to repair any chips or cracks noted prior to first occupancy.

10.3 Heating

Deficiency: Inadequate heating

Construction Standard: Heating system should be capable of producing an inside temperature of 70 degrees F., as measured from the center of each room at a height of 5 feet above the floor. Federal, state or local energy codes shall supercede this standard where such codes have been locally adopted.

Corrective Action: Builder shall correct the heating system as required to provide the required temperatures. Owner shall be responsible for balancing dampers, registers and other minor adjustments.

10.4 Air Distribution

Deficiency: Ductwork noisy

Construction Standard: When metal is heated it expands and when cooled it contracts. The result is "ticking" or "crackling" which is generally to be expected.

Corrective Action: The stiffening of the ductwork and the gauge of the metal used shall be such that the ducts do not "oilcan". The booming noise caused by "oilcanning" is not acceptable and Builder must take necessary steps to eliminate this sound.

Deficiency: Ductwork separates or becomes unattached.

Construction Standard: Ductwork should remain intact and securely fastened.

Corrective Action: Reattach and resecure all separated or unattached ductwork.

10.5 Sewer System

Deficiency: Sewer systems fail to operate properly.

Construction Standard: Sewer system should be capable of properly handling normal flow of household effluent.

Corrective Action: Builder will repair a non-functioning system if failure was caused by Builder or subcontractor under Builder's control. Builder is not responsible for malfunctions or limitations in the operation of the system attributable to obstructions caused by others or design restrictions imposed by state, county, or local governing agencies.

11. ELECTRICAL

11.1 Electrical Conductors

Deficiency: Failure of wiring to carry its designed fuse load to the electrical panel.

Construction Standard: Wiring should be capable of carrying the designed load for normal residential use to electrical panel.

Corrective Action: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

11.2 Switches & Receptacles

Deficiency: Fuses blow or circuit breakers trip.

Construction Standard: Fuses and circuit breakers should not activate under normal usage.

Corrective Action: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

Deficiency: Malfunction of electrical outlets, switches or fixtures.

Construction Standard: All switches, fixtures and outlets should operate as intended.

Corrective Action: Repair or replace defective switches, fixtures and outlets.

11.3 Service & Distribution

Deficiency: Ground fault interrupter (GFI) trips frequently.

Construction Standard: Ground fault interrupters are sensitive devices installed into the electrical system to provide protection against electrical shock. These sensitive devices can be tripped very easily.

Corrective Action: Builder is to install ground fault interrupter in accordance with approved electrical code. Tripping is to be expected and is not covered, unless due to faulty installation.

ACKNOWLEDGEMENT

Where minimum performance standards or specific tolerances for construction items have not been given, Builder warrants that the home has been constructed within accepted industry practice for materials and workmanship and in accordance with applicable local codes, ordinances and laws prevailing at the time the permit for building was issued.

RECEIPT OF WARRANTY

Regent Homes, Inc
3077 20TH St. E., Ste. B
Tacoma, Washington 98424

Property Address

Project/Lot: _____

Builder and Purchaser agree that there are no verbal or other warranty agreements or representations by Real Estate agents, Builder's employees, subcontractors or others, which modify or affect this Warranty or the attached Construction Standards.

Purchaser acknowledges that they have received a copy of the Orientation Overview and Warranty Booklet.

Purchaser:

By: _____ Date: _____

(Signature)

Daytime Phone: _____

By: _____ Date: _____

(Signature)

Daytime Phone: _____

