

Vistar Homes Warranty

Your "new" Vistar Homes is warranted for 1 year from possession or closing whichever comes first. Your Vistar Homes warranty covers all defective workmanship and materials for 1 year or as provided through manufactures.

CONCRETE WALLS

Some cracking is normal in our hot and cold climate. We will repair with a 25 year caulk and/or other means if the crack is wider than 1/16 of an inch or displaced by more than a 1/8 inch. Basements are usually damp due to the humid climate. We do not warranty against damp basements.

CONCRETE FLAT WORK

Is not guaranteed against cracking and we will caulk if displaced more than 1/8 of an inch. Replacement if displaced more than 1/4 of an inch. Color variations are possible and are cosmetic only.

EXTERIOR DOORS

These doors are a high quality door with adjustable threshold, yet not guaranteed to fit perfectly. We do guarantee the doors to be weather tight and to open and close functionally. Storm doors are optional. Painting doors dark colors void their warranty due to the heat and sun.

INTERIOR DOORS

These doors will be replaced if warped more than 1/2 inch. Our painters seal the tops and bottoms and warping is very uncommon.

DRYWALL

Drywall cracks are possible during the first year as home settles and wood dries. Vistar homes will repair all settling cracks after 1 year. The drywallers will patch all stress cracks and nail pops one time. The homeowner will be responsible for marking cracks and nail pops. Builder will not do touch up painting. Vistar uses Durabond pre-fill on all vaults and large joints. Another quality Vistar exclusive.

ROOFING

Builder warrants for 2 years that roof will not leak under normal conditions. Not covered under this warranty is ice damming, severe winds (45 mph or more) combined with rain or owner neglect. Double the warranty of most other builders.

WOODWORK

As wood is a natural product we cannot guarantee matching grain or color of wood on trim, doors or cabinets.

CABINETS, VANITIES AND WOODWORK

Builder is responsible for poor workmanship and any non-functioning parts during the 1-year warranty period. Warping of woodwork or cabinets shall not exceed 3/8 of an inch or builder will repair as needed.

HARDWOOD FLOORS

An option on most models. Floors will be warranted not to come loose or lose the finish during the 1-year warranty period. Chipping or swelling and separation are possible and not covered under this warranty.

VINYL FLOORING

Builders warranty on all vinyl flooring is the manufacturers warranty. Cuts, dents or other damage, which occur after closing are not warranted.

CARPET

Warranty is for 1-year. Visible seams are possible depending on room size and carpet type.

ELECTRICAL SYSTEM

Builders warranty on electrical systems includes all outlets and switches. It does not include ceiling fans, bulbs or other electrical devices that are not standard features.

PLUMBING

Guaranteed not to leak for 2 years. Although leaving hoses attached near the onset of cold weather will cause breakage not covered under warranty. We also use only posi-temp valves, which is another quality Vistar exclusive.

WINDOWS: GLASS & SCREENS

*Most of our windows have a 10-year to lifetime-limited warranty through the manufacturer. **Screens are not warranted after closing.** Vistar has a repair kit when on occasion a window frame cracks. The window will not need to be replaced.*

PAINTING

Interior and exterior touch up paint will be done prior to closing. Paint will be supplied by builder prior to closing. Builder is not responsible for paint after closing. Dark colors, eggshell and satin paint are very difficult to touch up perfectly. Painter will touch up to the best of his ability but paint may not be perfect.

HEATING & AIR CONDITIONING

Builder warrants the heating & A/C for 2 years (another Vistar exclusive). Warranty does not include optional features or owner added features.

APPLIANCES

Builder's warranty on all appliances is the manufactures warranty. It is the owner's responsibility to contact the appliance representative.

COUNTER TOPS

Must be inspected prior to move in for any chips and/or imperfections. No warranty is provided other than manufacture warranty. Some settling of the counter tops may occur after closing. This will be the homeowner's responsibility to caulk and maintain the counter tops. Vistar Homes will show the homeowner how to maintain counter tops for a \$35.00 charge.

LIGHT FIXTURES

Builder is not responsible for light fixtures after closing. Light fixtures supplied by buyer are not warranted. Buyer is responsible for replacing any lights supplied by buyer prior to closing which are damaged or missing parts. Buyer is responsible for electrical extra charges due to defective or back order fixtures.

OVERHEAD GARAGE DOORS

Builder warrants garage door will operate properly for one year, with the exception of damage resulting from buyer installation of an electric garage door opener or negligent operation of the garage door by buyer.

SANITARY SEWERS

After 30 days sewer lines are the owners responsibility. Due to small children and water saver appliances this is considered a homeowner maintenance item. The white cap in your front yard or basement is to clean blockage in your sewer main.

FLOOR SQUEAKS

All floors are nailed and glued with premium glue. We will come back and attempt to remove all floor squeaks.

EXPANSIVE SOIL & ENVIRONMENTAL PROBLEMS

Vistar Homes makes no warranties with respect to damage or loss because of these issues. Soil testing is an option as well as an environmental study.

DRAINAGE & LANDSCAPING

Builder is responsible for establishing grades and swells to ensure adequate and proper drainage away from home. The goal of the builder is to drain all water from their lot to the street although this is not always possible. "Vistar Homes" will final the grade the property, this may occur prior to, or after closing depending on factors such as time of year, ground conditions and weather. It is possible that after final grade, that some settling may occur, we will return one time and fill any areas, which have settled more than 6". The formation of puddles due to run off from surrounding properties due to over watering or excessive rainfall is not the responsibility of "Vistar Homes" as we cannot control either cause. It is not uncommon for water from neighbors irrigating new sod to migrate onto other properties. This is typically a short-term problem, as once sod is established the need to frequently water diminishes and normal watering schedules should not cause runoff or water to puddle in yards. Builder is not responsible for drainage after closing or for the changes made by neighboring construction sites or from landscaping installed by owner, we recommend that any landscaping be done one year after closing to allow time for settling or any drainage problems to be resolved. Vistar Homes will help resolve water problems but will not be held liable for damage, moving landscaping or replacement costs. Owner is responsible for maintaining down spouts and ground movement after closing. Sod is not covered under your warranty it is a homeowner maintenance item.

BASEMENTS (AN OPTION ON SOME HOMES)

Any time a home is constructed with part or all the basement below grade there is a possibility of water infiltration into basement areas. Water can enter through several areas including window wells, walls or floors. "Vistar Homes" employs several methods to combat water infiltration and depending on your particular home these may include an interior drain tile system, window wells tied into the interior drain tile. "Vistar Homes" typically employs more preventative methods than most other builders in Lincoln, however due to the variances of soil, topography and grading of adjacent homes we are unable to guarantee that basements will be totally dry. In the

